

May 25, 2011

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the Ossining Operations Center, 101 Route 9A, Ossining, New York, on the 25th day of May 2011. There were present the following members of the Planning Board:

George Weeks, Chairman
Gregory McWilliams, Vice Chair
David Krieger
Deborah Cohen
Dennis Kirby

Also present:

Wayne Spector, Town Attorney
David Stolman, Frederick P. Clark Associates, Inc.
James J. Vanoli, Town Engineer
Sandra Anelli, Secretary

General Electric, Shady Lane Farm Road & Old Albany Post Road, Site Plan Amendment

Mr. Glenn Olney and Mr. Peter Cavanaugh, GE, Mr. Carl Ordemann and Ms. Jessica Hanley, Perkins-Eastman, Mr. Neil Tucker, Design Republic, Mr. Steve Grogg, McLaren Engineering, Mr. Wesley Stoudt, Wesley Stoudt Associates, Ms. Sarah Yackel, BFJ Planning and Mr. Dan Pozin, Counsel, WKGJ, LLC were in attendance.

Mr. Vanoli submitted and reviewed with the Board, a memo dated May 25, 2011 titled General Electric. The memo offers general comments of the plans submitted to date, with regard to roads, water supply, sanitary sewer service, storm water runoff and treatment, sediment and erosion control. It is noted that the particular details for each phase will be analyzed in greater detail prior to site plan approval. Mr. Grogg set an appointment to meet with Mr. Vanoli at the GE site, 2:00 p.m., Thursday, June 2, 2011.

Mr. Stolman submitted and reviewed with the Board, a memo dated May 25, 2011, titled General Electric Company / Re-Imaging Crotonville Amended Site Plan. The memo offers analysis and recommendations with regard to traffic, wetlands, landscaping, tree protection, signage, lighting, elevations and EAF.

Copies of a letter received from Edward Burroughs AICP, Commissioner of Westchester County Planning Department, dated May 23, 2011 were on file and submitted to the Board. The letter designates the Town of Ossining Planning Board as lead agency for this project and also offers comments and recommendations regarding the project relationship to the Old Croton Aqueduct Trail Way, storm water management and green building technology.

Mr. Pozin asked if the Board was ready to schedule a Public Hearing. The Board agreed to have a public hearing on Phase A of the project, continue review of Phase B and then hold a public hearing for Phase B soon after closing Phase A. Mr. Weeks set the public hearing for Phase A, June 8, 2011. Mr. Olney and Mr. Pozin thanked the Board.

Affordable Housing Regulations Review & Recommendations

The Town Board held a public hearing May 24, 2011 for proposed amendments to the Town's existing Affordable Housing law which combined Westchester County's model ordinance with the Town's ordinance.

Accessory Apartment Law, Review & Recommendations

A memo was forwarded to the Town Board for review of some proposed revisions which may allow accessory apartments in detached buildings on residential lots subject to specific criteria and provisions. Mr. Kirby raised the question of the possibility of using garage buildings for these apartments which may be unsafe. The Accessory Apartment Law currently provides for a thorough review of building plans, location of the unit, size, bedrooms, and more. A special permit must be issued by the Zoning Board of Appeals. Existing and new accessory apartments are required to have annual fire inspections in order to keep permits current. The Building Inspector will only issue a certificate of occupancy for new units if they are designed in full compliance with the NYS Building and Fire Code.

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Minutes

Ms. Cohen made a motion, seconded by Mr. Krieger, and unanimously passed to adopt the draft of Planning Board Meeting minutes of April 27, 2011.

Mr. Krieger made a motion, seconded by Mr. McWilliams, and unanimously passed to adopt the draft of Planning Board Meeting minutes of May 11, 2011.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Krieger made a motion, seconded by Mr. McWilliams that the meeting be adjourned to June 8, 2011.

Time noted 8:30 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

Approved: June 8, 2011