

August 5, 2015

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the John Paul Rodrigues Ossining Operations Center, 101 Route 9A, Ossining, New York, on the 5th day of August 2015. There were present the following members of the Planning Board:

Ingrid Richards, Chair
Greg McWilliams, Vice Chair
Dennis Kirby
Gareth Hougham
Jim Bossinas

Also Present: Wayne Spector, Town Attorney
David Stolman AICP, PP, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, PE, Consulting Town Engineer
Sandy Anelli, Secretary

Parth Knolls LLC, 87 Hawkes Avenue, Site Plan & Conditional Use

Mr. Anthony Beldotti Sr., and Mr. Anthony Beldotti Jr., of Audubon Manor Co., LLC, were in attendance accompanied by their Architect, Mr. Jorge B. Hernandez and Mr. Javier Taborga of ARQ.HT. LLC. Plans dated June 15, 2015, titled New Residential Development, Parth Knolls, LLC, 87 Hawkes Avenue were submitted and on file. Also included with the plans are topographic, tree and slope analysis surveys prepared by Joseph R. Link, NYS Land Surveyor.

Mr. Beldotti Sr. said they are presenting the plan as contract vendee. The property was formerly occupied and is owned by Hagerdorn and Company, an insurance agency. Mr. Beldotti explained that he was the original developer of Deerfield Condominiums which is the condo development that currently wraps around this project site. The property is approximately 5.257 acres. There is a 2 ½ story vacant building on site. At the time of the Deerfield development, Mr. Beldotti said they tried to purchase the property but Hagerdorn was not interested in selling.

The property is level in the beginning and slopes down in the rear. There is a current drainage area that runs from Deerfield through this property and out the other end. The current zoning of the property is MF-I Multifamily-Inn District. Two multifamily buildings are proposed. Building 1 proposes 6 two-bedroom apartments and 24 one-bedroom apartments. Building 2 proposes 6 two-bedroom apartments and 17 one-bedroom apartments. The project also includes a recreation area, a pool and club house at the rear of the property.

Mr. Beldotti said the wetlands were flagged by the firm of Tim Miller Associates, by Steven Marino, Professional Wetland Scientist. Two wetlands are shown, Wetlands A & B. Wetlands "A" was developed from an overflow of a pond on the Woods property. It flows under Hawkes Avenue and back onto this property then through the brook on the Deerfield property then underneath 9A and then to the cemetery and eventually to the Hudson River. Wetlands "B" is a piped stream at the rear of the property. A tree location plan is provided. Mr. Beldotti provided a revised a site plan sheet which he passed out to Board members. The new plan shows a change of the footprint of building 1. Sewer and water are available to the site. The elimination of one sewer pump station at the Deerfield property is being proposed. The new buildings will be 2 ½ stories with underground parking and elevators.

Mr. Stolman pointed out that a calculation of the density bonus for 41 is needed and on the tree plan specific tree types should be labeled. Mr. Kirby asked Mr. Beldotti to show the location of the Woods Condo entrance on the plan. Mr. Ciarcia said they met with the applicant on site and one of the important elements discussed was integration of utilities with existing utilities in Deerfield and elimination of one lift station. As far as upgrades with water, they are looking at opportunities to loop the system and looking at flow and fire protection in the area. Also with regard to the drainage system which bisects the property that it continues to carry through and make sure there is no impact to upstream and downstream properties. Mr. Ciarcia advised that anytime a mechanical lift station can be eliminated, it's a good thing.

Dr. Hougham expressed concern with the wetland areas on the property. He asked if where the wetland is shown to be piped they build a foot bridge or vehicular bridge to access the proposed recreation area rather than disturb or pipe the wetland. Mr. Beldotti said he will have his wetland consultant further study this. Mr. Stolman noted that new laws are currently being proposed so his review will be based on existing laws and well as proposed laws. Mr. Beldotti thanked the Board.

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Comprehensive Plan & Proposed Law Changes

Mr. Stolman reviewed and read through revisions and new additions to the Comprehensive Plan chapters. Mrs. Richards asked Mr. Stolman to provide an updated version for the Board. The Board agreed changes and updates to the Comprehensive Plan were appropriate.

Mrs. Richards noted that the only item on proposed law changes outstanding was the item of wetlands as discussed in earlier meetings. Mr. Kirby asked if the existing Town Wetlands Map which is dated 1998, could be updated to reflect and include changes to wetlands and water bodies through the years. The Board agreed. At this time, Mrs. Richards opened the meeting for comments from audience members.

Mrs. Mitzi Elkes, EAC Chair asked the Planning Board to consider the use of “any size wetland”. Mr. Howard Fleischer also asked the Board to use “any size wetland”. Ms. Sharratt discussed the importance of wetlands small and large and offered additional comments and resources for the Board to consider. Mrs. Masserman read a letter dated August 5, 2015 from Mr. David K. Gordon, Attorney for Concerned Citizens of Ossining (CCOO) which discusses all of the proposed law changes. After consideration and lengthy discussion, Mr. Spector reminded the Planning Board that this is a recommendation to the Town Board. The Town Board will be conducting public hearings on all of the proposed law changes.

Dr. Hougham made a motion, seconded by Mr. Kirby that the definition of a wetland not need to reference a size but rather relies upon the existence of hydric soil, vegetation, and/or hydrology, Mr. McWilliams and Mrs. Richards agreed, with abstention from Mr. Bossinas.

Mrs. Richards asked Mr. Stolman to prepare revised documents for review and submission to the Town Board at the next meeting.

Miscellaneous

Grant Subdivision, 68 Somerstown Rd.: Mr. McWilliams recused himself from the Board. On behalf of the Grant Subdivision, he asked the Board for an extension of time to complete certain requirements relating to the resolution of approval. Mr. McWilliams updated the Board on the history of the project approvals and issues relating to the permit from Department of Transportation D.O.T. because Somerstown Road is a NYS Road. The applicant is requesting extensions of time to complete the remainder of certain subdivision requirements as necessary.

A motion was made by Mr. Bossinas, seconded by Mr. Kirby and unanimously passed to approve four 90-day extensions of time for the **Grant Subdivision, Resolution of Subdivision Plat and Wetlands Permit Approvals.**

Minutes

A motion was made by Mr. Kirby, seconded by Mr. McWilliams and unanimously passed to approve draft minutes of Planning Board meeting held July 15, 2015.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Bossinas made a motion, seconded by Mr. Kirby that the meeting be adjourned to August 19, 2015.

Time noted 9:49 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: September 15, 2015