

September 16, 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 16th day of September 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

Mr. Anthony Beldotti, Mr. Jorge B. Hernandez, Architect and Mr. Javier Taborga of ARQ.HT. LLC were in attendance. Plans titled New Residential Development, Parth Knolls LLC, with latest revision date September 4, 2015 were submitted to the Board and on file. Mr. Beldotti presented the plan and noted their response to comments by the Planning Board at the last meeting and also recommendations from Westchester County Planning Board letter. Mr. Beldotti said they will be providing a complete tree list, showing condition of all trees and which trees will be eliminated. They are proposing 38 of 84 trees be removed. He said at this time the trees on site are Pines and are not in very good condition and they are being strangled by poison ivy at this time. He also reported that his site engineer will be doing further study and detail in response to Mr. Ciarcia's memo dated September 16, 2015.

Mr. Spector noted that preliminarily it appears that they meet the zoning criteria for the property. It is subject to a more detailed review of the submitted plans but at this time, they appear to meet even the heightened criteria that is being proposed now in the new laws.

Mr. Ciarcia discussed the existing stream in the rear of the property. He noted in his memo that it is classified as "C" by the New York State Department of Environmental (NYDEC). The proposed revisions to the wetlands law will require any crossing of this stream to follow the NYSDEC stream crossing guidelines. Mr. Beldotti asked for confirmation with regard to working on elimination of sewer pump station 2. Mr. Ciarcia agreed that the elimination of the second pump station is something that is important and is in favor of elimination. This will be beneficial to the Town. Mr. Beldotti will have to contact the Town Board for easements and rights to implement this potential plan. Mr. Stolman asked for floor plans of the third level and a determination of whether these are going to be 2 ½ Story or 3 Story. Mr. Hernandez said he will provide this information.

Mrs. Richards acknowledged receipt of a letters from Deerfield Homeowners Association and Fox Hill Condominium, both dated September 8, 2015. Members of the audience asked if this was a public hearing. Mr. Spector clarified that all meetings are open to the public; however, this meeting is not the official public hearing for this project. Mrs. Richards advised that all homeowners within 500 feet will receive notice of public hearing when it is set.

Ms. Barbra Jenney, Board Member of Deerfield Condo Board and resident, expressed concern with traffic issues. She said with a project this size it could be too much for the area roads to handle. Mr. Salvatore Didato a resident from Deerfield spoke about a proposal to build a firehouse which was being considered more than ten years ago. He said this was cancelled because of noise levels. In response to Mrs. Paulette Didato, who said it might be too late to speak out when the public hearing is set, Mrs. Richards explained that the public hearing is set after the Board has worked out all of the zoning and compliance details associated with the plan. At the public hearing, the public can have opportunity to speak about their issues and at that time input is considered. Tonight is more of a work session. Mrs. Richards thanked the public for their input and attending tonight's meeting.

Artis Senior Living LLC, 553 North State Road, Site Plan

Mr. Peter Wise, of the firm DelBello, Donnellan, Weingarten, Wise & Wiederkehr, LLP was in attendance. Mr. Wise reported that the Town Board has held and closed the required public hearing on the proposed amendments to the Zoning Ordinance that will make this a permitted use in the GB district.

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Mr. Wise said the Planning Board needs to complete the environmental the review process under State Environmental Quality Review Act (SEQRA). Mr. Wise also noted that the Town's Wetland Consultant has had the opportunity to issue his report. Mr. Wise asked if the Board would talk about next steps. He then asked Mr. Hildenbrand of Kellard Sessions Consulting, PC to give a brief overview of the plan. The latest submission included some updates; a revised EAF, 3D renderings of the site and an offsite wetland mitigation plan. Mr. Stolman pointed out that further review of these new materials is necessary. Mr. Wise urged the Board to provide their SEQRA determination and review as soon as possible.

Mr. Ciarcia acknowledged receipt of their Storm Water Pollution Prevention Plan which seems to be acceptable. Mr. Bossinas pointed out that the proposed mitigation work on the neighbor's property appears to be addressed on the plan. Mr. Wise noted that the applicant is willing to do that work, if the property owners allow it. Dr. Hougham also expressed concern with work proposed on adjacent properties and the issue of a stream that was not previously acknowledged. He said he would like to see an accurate depiction of the stream as it connects to an adjoining property. In response to Dr. Hougham, Mr. Wise said they have acknowledged the watercourse. They are applying for a wetlands permit for disturbance within 50 feet of the watercourse. Dr. Hougham said there is a watercourse from a higher position, not shown, which contributes to the adjacent property.

Mr. Kirby raised the question of parking. Is there a specific parking designation for staff and/or visitor? Mr. Michael Terwilliger of Artis said there are no parking spaces designated for employees specifically. The number of vehicles for employee parking can vary on a day to day basis. However; the required number of spaces for this use is 17. They are providing 32. Also in response to Mr. Kirby, Mr. Terwilliger said food deliveries are handled with a small box truck; deliveries are at the front corner of the building. Mrs. Richards asked Mr. Terwilliger about the level of care of residents living in the facility. Mr. Terwilliger said he residents can move freely about and are generally healthy. They will utilize the outdoor areas and walking path which is proposed to be fenced in on three sides. The residents would move out of this facility when a higher level of medical care is needed.

Mr. Stolman reiterated the fact that the Town Board has had a public hearing, closed the public hearing, and now are waiting for SEQRA determination by the Planning Board. At this time, Mrs. Richards opened the meeting to the public. Ms. Donna Sharratt, 84 Morningside Drive, expressed concern with the wetland report prepared by Town's Wetland Consultant. Ms. Sharratt noted there are 4 ponds behind this property, not shown. She urged that there is a lot of water in the area and during the summer months there is a lake at the back of her property. The property at 88 Morningside has a bridged stream. Ms. Sharratt provided copies of surrounding site plans and maps which were given to the Board. After some discussion, Mrs. Richards offered to set up a separate meeting with all parties to talk about what is happening and identification of the wetlands. All parties agreed. Mrs. Richards thanked the Public and the Board for attending tonight's meeting.

Minutes

A motion was made by Mr. McWilliams, seconded by Mr. Kirby and unanimously passed to approve draft minutes of Planning Board meeting held August 5, 2015.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Kirby made a motion, seconded by Dr. Hougham that the meeting be adjourned to October 7, 2015.

Time noted 8:40 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: October 7, 2015