

May 21, 2025

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held on May 21, 2025 at 7:30 p.m. at the John Paul Rodrigues Ossining Operations Center, 101 Route 9A, Ossining, NY and by Zoom video conference. Members of the public were able to attend in person or view and/or join the meeting via computer or mobile app as follows:

<https://us02web.zoom.us/j/87122162006>

There were present the following members of the Planning Board:

Carolyn Stevens, Chair
Jim Bossinas, Member
Donna Sharrett, Member
Bill Boyd, Member

Also Present:

Christie Addona, Attorney, Silverberg, Zalantis LLP
Valerie Monastra, AICP, Nelson, Pope & Voorhis LLC
Daniel Ciarica, PE, Consulting Town Engineer
Sandy Anelli, Secretary
Margaret Conn, Secretary

Jennifer and Pascal Smith-Couti Subdivision and Site Plan, Steep Slopes, Tree Removal and Wetland Permit, 94 Somerstown Road PUBLIC HEARING

Jennifer and Pascal Smith-Couti (“Applicant”) is seeking Subdivision approval, and Steep Slopes, Tree Removal Permit, and Wetland permits for a three-lot subdivision. The Project will be located at 94 Somerstown Road, Section, Block, and Lot 90.11-1-1 (“Project Site”). The Project Site is located in the R-40 Residential District. The proposal is to subdivide the 6.45-acre property into three lots. Access would be by common driveway. The northern property line is a municipal boundary line with Town of New Castle. The proposed lots will be served by private well and septic system. Revised Plans and Stormwater Pollution Prevention Plan (SWPPP) received February 3, 2025 are on file. Applicants, Jennifer and Pascal Smith-Couti were in attendance with Alan Pilch, Engineer.

Ms. Stevens opened the public hearing at approximately 7:35 pm. There was a member of the public in the audience and one on Zoom, but no comments or questions were raised by either. A letter received from Jack McMahon in relation to 32 Tavano Road, dated May 14, 2025, was on file. The letter expresses that they are in favor of the project and home design style.

The Town’s Environmental Advisory Committee (EAC) submitted a report and map dated May 21, 2025. The EAC seems to be in agreement with Craig Stevens comments at last month’s meeting where he said, if a tree is labeled as an invasive species (Norway Maples and Black Locusts), but in healthy condition, it still has value and shouldn’t be removed.

Ms. Monastra reported on open memo items with Mr. Pilch and the Board. A couple of outstanding items are, whether or not the Town of New Castle is in agreement providing access to water for the proposed hydrant which is for fire protection only. Is there any information from Department of Transportation (NYSDOT) and Westchester County Department of Health (WCDOH) with respect to the road or septic and wells being proposed? Did the applicant receive any comments from Department of Environmental Conservation (DEC) regarding wetlands or State Historic Parks? The applicant still needs to provide subdivision Plat. These are all outlined on Ms. Monastra’s earlier memos which the applicant has copies of.

Mr. Pilch asked the Board to close the public hearing at this time. Board Members explained that it is not the policy of the Planning Board to close the public hearing so soon. The Public Hearing will have to remain open until items described above are completed. Ms. Stevens asked if there were any additional comments or concerns from anyone in the audience or the Board. Ms. Sharrett expressed concern with an ongoing issue with the neighbor at 90 Somerstown Road, where on a recent site walk she noticed an abandoned oil tank, invasive species growing due to illegal tree removal and large chicken coop very close to the property line of 94 Somerstown.

94 Somerstown Continued:

Ms. Sharrett would like these items added to a complaint which is currently being reviewed by the Building Department. Also, the presence of the chickens where they are now in such close proximity to a neighboring property next to where the well is going to be situated. There has to be an assurance that that hasn't already caused damage or contaminated the soil and if it has, then the neighbor at 90 should have to rectify it.

Ms. Sharrett asked about the applicant's landscape maintenance plan which doesn't seem to include a Deer Protection plan. This should show what they are doing for that. Also, a maintenance plan for the proposed meadow that's going to be over the septic fields, which is probably a yearly mowing. The swimming pools shown on the original plan should be removed. More detail on the filling and grading operation is needed.

Mr. Pilch said there is deer protection included on the plan. Mr. Pilch and Ms. Sharrett discussed expansion tank areas shown on the utility plan. These have to be shown on the plan for health department permit requirements. Mr. Pilch will add a note that trees within the expansion area are not to be removed until such time expansion area is needed which can be many years from now. Mr. Pilch agreed to transplant spice bush moving some of it out from the septic areas to the wetland area.

After some discussion with regard to the what the size the homes could potentially be, the Board agreed that this can be reviewed during the Architectural Review process. Ms. Smith Couti said they'll need to have some wiggle room on this issue. The design and size of each home is will be based on what their client wants. She passed around a couple of color renderings that show homes they've designed and built. The homes are a mid-century modern design, some can be one and a half stories, but she urged the Board for flexibility on this. Mr. Bossinas said if the houses are zoning compliant, there shouldn't be an issue.

A motion was made by Mr. Boyd, seconded by Ms. Sharrett and unanimously passed by the Board to adjourn the Jennifer and Pascal Smith-Couti Subdivision & Site Plan Public Hearing to June 18, 2025.

Minutes

A motion was made Ms. Sharrett, seconded by Mr. Boyd and unanimously passed by the Board to adopt Planning Board meeting minutes of April 16, 2025.

Adjournment

A motion was made by Mr. Boyd, seconded by Mr. Bossinas and unanimously passed by the Board to adjourn the Planning Board meeting to June 18, 2025.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: July 16, 2025