

February 21, 2024

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held on February 21, 2024 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/82067356932>

There were present the following members of the Planning Board:

Carolyn Stevens, Chair
Jim Bossinas, Member
Donna Sharrett, Member
Jason Mencher, Member
Manny Enriquez, Member

Also Present:

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

VS Construction, 43 Croton Dam Road, Architectural Review, New Single-Family Home, PUBLIC HEARING

VS Construction ("Applicant") is seeking Architectural Review Board (ARB) approval to construct a new single-family house ("Project"). The Project will be located at 43 Croton Dam Road, Section, Block, and Lot 89.08-1-82.4 ("Project Site"). The Project Site is within an R-15, One-Family Residence district. Application materials, drawings prepared by Michael A. Piccirillo, AIA dated April 16, 2023 and site plans prepared by DTS Provident Design Engineering, LLP dated December 28, 2023 were on file.

Application materials and plans were originally submitted October 25, 2023 for ARB review of two New Single-Family Homes at 41 and 43 Croton Dam Road. The application was revised and resubmitted February 6, 2024 for one Single-Family Home located at 43 Croton Dam Road. Mrs. Valerie Schemmer and Mr. Valerio Santucci, VS Construction, and property owners, were in attendance. The site is a previously approved subdivision which consists of two existing homes, address 37 and 39 and two new vacant lots with the address of 41 and 43 Croton Dam Road.

Mrs. Schemmer gave a brief presentation to the Board. They would like to construct a colonial type home with two decorative balconies in the front. The siding is the color Boothby Blue, James Hardie Board type, black window frames and black Timberline HDZ roof shingles. Mr. Santucci presented Pella Brand, double hung, window type to the Board.

The Board raised concern regarding the absence of windows on the side elevations of the proposed house. There are only windows shown in the front and the rear elevations. Mr. Santucci said this is deliberate, in his experience, it provides for interior wall space needed for large furniture. He further noted that they have proposed very large sized windows at the front and rear of the house. Mr. Bossinas urged Mr. Santucci to put some windows in the sides, the Board agreed. Ms. Sharrett expressed concern with the planting plan. This seemed to be a generic copy of the plan from the original subdivision in 2022. Mr. Santucci argued that he wanted to be able to plant according to what the buyers would like. The Board asked Mr. Santucci to provide an accurate, up to date landscape/planting plan, a site plan with zoning table, and more detailed lighting specifications.

Ms. Stevens opened the public hearing to members of the audience and/or on Zoom. Mr. Lovastic of 8 Cherry Hill Circle was in attendance via Zoom. He said he is getting a lot of water flow on his property coming from the Santucci property where there is a current site work permit. Mr. Ciarcia will investigate this issue further, but noted that the initial design from this project site directs water to Croton Dam Road not in this direction. All of the drainage systems are installed, however, there's no house there yet so a further review of the situation is required.

After some discussion, Ms. Monastra will put together a memo outlining what is needed from the applicant and Mr. Ciarcia will schedule a site inspection to look at the drainage situation. The applicant agreed to update their plans accordingly.

VS Construction continued

There were no other members of the public with comments or concerns with respect to this application. Ms. Stevens recommended adjourning the public hearing to March 20, 2024, or until the plans are properly updated. Ms. Schemmer and Mr. Santucci thanked the Board.

A motion was made Mr. Mencher, seconded by Mr. Bossinas and unanimously passed by the Board to adjourn the VS Construction 43 Croton Dam Road, New Single-Family Architectural Review Board Public Hearing to March 20, 2024.

Minutes

A motion was made Mr. Mencher, seconded by Mr. Bossinas and unanimously passed by the Board to adopt Planning Board meeting minutes of September 20, 2023.

A motion was made Mr. Mencher, seconded by Mr. Bossinas and unanimously passed by the Board to adopt Planning Board meeting minutes of October 18, 2023.

Adjournment

A motion was made Mr. Mencher, seconded by Mr. Enriquez and unanimously passed by the Board to adjourn the Planning Board meeting to March 20, 2024.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: April 17, 2024