

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held on November 19, 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/81246189442>

There were present the following members of the Planning Board:

Carolyn Stevens, Chair
Jim Bossinas, Member
Donna Sharrett, Member
David O'Neil

Absent: Bill Boyd, Member
Daniel Ciarcia, PE, Consulting Town Engineer

Also Present: Christie Addona, Attorney, Silverberg, Zalantis LLP
Valerie Monastra, AICP, Nelson, Pope & Voorhis LLC
Sandy Anelli, Secretary
Margaret Conn, Secretary

MEM Flipp Corp, 63 Old Albany Post Road, Architectural Review for Re-construction of existing home and addition of 2nd floor PUBLIC HEARING Continued

MEM Flipp Corp. ("Applicant") is seeking Architectural Review Board (ARB) approval to construct a second-floor addition to a single-family home ("Project"). The Project will be located at 63 Old Albany Post Road, Section, Block, and Lot 80.14-1-14 ("Project Site"). The Project Site is within a R-7.5 One-family residence district. Plans and application materials, prepared, stamped and signed by John B. Alleyne of Becall Engineering Services, dated June 26, 2025 are on file. Revised plans, dated October 31, 2025 were submitted. Mr. Geovanny Hernandez, MEM Flipp Corp., and Mr. Carlos Sosa Streber AIA, were in attendance. Ms. Monastra submitted a draft Resolution of Approval for the Board's review. The applicant received copies of draft resolution in advance of the meeting.

Mr. Streber presented revised plans to the Board. He said they changed the plans based on comments received from the last public hearing. They toned down windows and front door area. They switched out rounded roman columns with square posts and changed the siding pattern. The design fits in better with the historical character of the Crotonville area. The planting plan was also adjusted accordingly. They removed a wetland plant from the planting plan. The Board appreciated these changes and thanked the applicants.

Ms. Stevens opened the public hearing to the public and the Board. There was no one from the public in attendance to speak on this hearing. Mr. O'Neil thanked Mr. Streber, and said he likes the scaled down proportions of the windows and solid doors. This is a big improvement. Board Members agreed. Ms. Sharrett asked the applicant to clarify some minor details on the plan and recommended a grayish color for the foundation stone work rather than the orange tone shown. She also urged that they leave tags on the plants until Certificate of Occupancy is issued. There were no further comments from the Public and no further comments by the Board.

Ms. Stevens asked for a motion to close the public hearing. **A motion was made by Mr. Bossinas, seconded by Mr. O'Neil and unanimously passed by the Board to close the public hearing for MEM Flipp Corp., 63 Old Albany Post Road, Architectural Review for Re-construction of existing home and addition of 2nd floor.**

Ms. Monastra will update the resolution to include; update landscaping plan to include applicable Town of Ossining landscape details and applicant to leave identification tags on all plantings until after Certificate of Occupancy is issued.

Ms. Stevens asked for a motion to adopt Resolution of Architectural Review Board on the Application of MEM Flipp Corp., 63 Old Albany Post Road, with amendments, as described above.

A motion was made by Mr. Bossinas, seconded by Mr. O'Neil and unanimously passed by the Board to adopt the Resolution of Architectural Review Board Approval on the Application of MEM Flipp Corp., 63 Old Albany Post Road with amendments, as described.

Mr. Hernandez and Mr. Streber thanked the Board.

Minutes

A motion was made Mr. Bossinas, seconded by Mr. O'Neil and unanimously approved by the Board to adopt Planning Board meeting minutes of October 15, 2025.

Adjournment

A motion was made by Mr. Bossinas, seconded by Ms. Sharrett and unanimously passed by the Board to adjourn the Planning Board meeting to December 17, 2025.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

Approved December 17, 2025