

application to date.

John Jenkins spoke about the architecture at the site. He spoke about recent changes to the parking access and fire truck access. He spoke about the screening of the rooftop mechanical equipment. He stated that the setback of the building from the waterfront was corrected to show the proposed 62-foot setback.

John Jenkins reviewed the proposed materials that will be used for the project. He presented samples of each to the Board.

Anthony Castillo spoke about the ponding of water on River Street. He stated that site nearest to River Street will be re-graded. Also, he stated that the entire property grade was lowered. He spoke about the storm water management system.

The Chair asked if there were any public comments.
There were none.

The Chair asked if the Board had any questions.

Hugh Jones asked about the possible tax revenue that this project will generate.

Lynne Ward responded that this was discussed previously. She stated that the current taxes are \$40,000 but the developed property will be much more.

Owen Wells added that this information is available in the DEIS.

John Whysner asked about the design capacity of the site storm water management system in the event of a hurricane.

Anthony Castillo responded that the system was designed to prevent backflow of the Hudson River onto the site. He also stated that the site was designed to handle to 100-year storm event.

Hugh Jones stated that there was a development in Ossining that was converted into rentals. He asked about the applicants intentions.

Lynne Ward responded that she did not know what the real estate market would demand.

The Chair asked about the sanitary sewer capacity.

Sean McCarthy responded that this is addressed in the Resolution.

The Chair asked about the sinkholes at the adjacent site.

Sean McCarthy responded that this will be addressed in the technical plans.

The Chair also asked about the LEED status.

Sean McCarthy responded that the LEED designation is also addressed in the Resolution.

Hugh Jones asked about the current water supply capacity. He asked about the developments ability to proceed if the water supply issue is not addressed.

Janet Gandolfo responded that Westchester County might hold-up the final approval until the water supply issue is completed. She stated that she did not think that the project would be delayed.

Sean McCarthy responded that the applicant will be contributing monetarily towards the new water storage.

Hugh Jones stated that the applicant might be wasting their time if the water issue is not resolved.

Janet Gandolfo responded that the Village must address the water storage issue for the current residents. She stated that this is being handled very diligently by the Village Trustees.

Nicholas Cicchetti made a motion to close the public hearing. Hugh Jones seconded. It was unanimous (6-0).

Dan Pernassi asked if the Board would approve the site plan today and approve the formal Resolution at a special meeting.

It was agreed that the Board will schedule a special meeting to review the draft Resolution.

This was adjourned to the next meeting.

No action was taken.

2) Philipse Manor Beach Club Western end of Palmer Ave Proposed bathroom facilities -

Tom Anders is the President of the Philipse Manor Beach Club. He is presenting this application along with Commodore Timothy Judge and architect Frank Tancredi.

Timothy Judge stated that the proposed project will create bathroom facilities at the beach club. He stated that the members currently use port-a-john and this will provide a more permanent facility.

Frank Tancredi stated that the project will proposed 2 unisex bathrooms with a small portico. He stated that the toilets will be waterless. He stated that there are 250 gallon storage tanks to hold waste. He stated that the tanks will need to be pumped out on a scheduled basis. He spoke about the other site proposed minor improvements which included a changing station and some storage.

Nicholas Cicchetti asked about the height of the tanks.

Frank Tancredi responded that they are above the ground.

Timothy Judge submitted an informational brochure of the tanks.

John Whysner asked about the frequency of pumping the tanks.

Timothy Judge responded weekly.

John Whysner asked how the tanks are winterized.

Timothy Judge responded that the tanks would be pumped out and winterized.

Hugh Jones stated that he a member of the club and he asked if there is any bedrock where the tanks are proposed.

Timothy Judge responded that they do not think so. He stated that when the footings were installed for the deck, they only found sand.

Hugh Jones asked about the proposed costs.

Timothy Judge responded about \$90,000.

Hugh Jones stated that the access to the green shed would be blocked.

Timothy Judge responded that the access would not be blocked.

Hugh Jones asked about double lined tanks.

Timothy Judge responded that the single lined tank is encased in concrete and is not manufactured in a double lined tank.

The Chair also stated that he is a member of the club. He asked if the club has sufficient resources to complete the project.

Timothy Judge responded yes.

John Whysner stated that he is also a member of the club. He stated that the club will probably be using some reserve monies in the dredging account since the club cannot dredge.

Timothy Judge responded yes. He stated that the funds will be replenished.

Since there were no further questions, the Board referred this application to the Waterfront Advisory Committee. They also scheduled the public hearing for the Boards next meeting.

This was adjourned to the next meeting.

3) Robin's Nest 3 Phelps Lane Proposed addition -

Andy Tung is representing this application along with Vincent Forgione.

Andy Tung discussed some of the Master Plan at Phelps Hospital. He reviewed some of the plan features that have been completed. He stated that the plan called for an expansion of the Robin's Nest facility. He stated that the new proposal is a smaller version of the previous approval. He stated that the new wing will proposed 5 new rooms. He stated that the area in front of the building will be re-stripped and widened to accommodate carriages. He stated that this application will also pave approximately 60-feet of the existing gravel parking area. He stated that site lighting will be added and the area will be cleaned up. He stated that the applicant would like to have the facility ready for September 2012 use.

John Whysner asked about the drop-off area. He stated that it appears to be diagonal. Andy Tung responded that currently the parents pull-up at the entrance and it is very dangerous. He stated that the area is being provided so that parents can park safely for 5 minutes.

John Whysner stated that the drop-off area should be configured so that parents can not back-up when exiting.

Andy Tung responded that the area is limited and there is no way to provide the drop-off area without backing up. He stated that the traffic is one way.

Ed McCarthy made a motion to schedule the public hearing for the next meeting. Nicholas Cicchetti seconded. It was unanimous (6-0).

4) Approval of minutes for January and February 2012 –

The minutes from the January and February 2012 meeting will be reviewed at the next meeting.

5) Other -

Owen Wells stated that every April the Planning Board submits its annual report to the Village Trustees. He asked if the Board wanted to have the report prepared and sent to the Village Trustees.

The Board unanimously agreed.

There was an open discussion on the special meeting for the River's Edge application. No action was taken.

The meeting was adjourned at 9:27pm.