

# Site Design Consultants

Civil Engineers • Land Planners

June 11, 2018

Ching Wah Chin, Chairman  
Members of the Planning Board

c/o Sandy Anelli  
Town of Ossining Building & Planning Departments  
John-Paul Rodrigues Operations Center  
P.O. Box 1166, 101 Route 9A  
Ossining, NY 10562

**RECEIVED**

**JUN 11 2018**

Town of Ossining  
Building & Planning Department

Re: 593 North State Road LLC  
593 North State Road – Town of Ossining  
Site Plan Application

Dear Chairman Chin and Members of the Planning Board:

We are in receipt of the review memo from David Stolman, AICP, PP, Principal, FP Clark Associates, Inc., dated June 6, 2018 for the above referenced project. We have revised our plans accordingly and are providing our responses as follows:

## Analysis and Recommendations

1. The description of the project has been revised throughout the submitted materials to be consistent. All materials now state that the project is the conversion of an existing residence to a proposed plumbing business with 1691 sf of retail space and 1691 sf of office space.
2. A landscape plan has been included in this submission. In it, the total caliper of trees meets the minimum required 50% of the aggregate diameter of all removed trees. This meets the requirements established in section 183-12.G of the town code.
3. As was requested, we have provided images of what the wall would look like given the proposed detail. We have also included alternatives of a modular block wall with similar aesthetic features.
4. We are waiting on a determination on the previously submitted sight distance plan.
5. As was requested, a lighting plan has been submitted. The requested note has been added to both the site and lighting plans.
6. As was mention in comment 2 above a landscape plan was provided in this submission. Sufficient screen is shown to block the view of the retaining wall from the road and the properties to the north. In addition, the requested note has been added to both the site plan and the landscape plan.
7. As was stated in this comment, the location of the propose sign was shown on the previous submission. A detail has been provided showing the exact appearance of the sign. We have included dimensions as well. The applicant has no intent of providing illumination of the sign. A note has been added to the detail to indicate as such.
8. The trash enclosure has been altered to be surrounded by wooden fencing instead of black chain link fence.



Ching Wah Chin, Chairman  
Members of the Planning Board  
June 11, 2018  
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593 North State Road LLC

We are submitting the following items for continued review by the Planning Board for the June 20, 2018 Planning Board Meeting:

- Ten copies of the "Application for Planning Board;"
- Ten copies of the "Natural Stone Veneer;"
- Ten copies of the EAF;
- Ten copies of the plans titled "Conceptual Parking Plan Prepared for 593 North State Road LLC," dated 3-23-18, last revised June 11, 2018, Sheets 1-12 of 12;

In addition, we will email a copy of this submission to Sandy Anelli distribution. Please review our submission for completion and if acceptable, we look forward to discussion and consideration at the Planning Board Meeting of June 20, 2018. If you have any questions or require additional information, please contact us. Thank you.

Yours truly,



Joseph Riina, P.E.

cc: R. Bell w/ enc.

JCR/cm/enc./sdc 18-13



**Town of Ossining (Westchester County, New York)**  
**Application for Planning Board**

A copy of this form accompanied by a \$250.00 Filing Fee, Escrow Deposit as outlined on the Town fee schedule, 10 Copies and 1 PDF of an accurate intelligible plan of the property. This must be submitted to the Planning Board Secretary on the specified submission date prior to the regularly scheduled meeting (see Calendar).

I, (We) Michael Bell

Address 84 Millwood Road  
Millwood, NY 10546

Phone Number 914-941-8665 Email kathie@armstrongph.com

Request a Planning Board Hearing for:

- ☒ Preliminary Site Plan Review
- ☐ Architectural Review
- ☐ Site Plan Approval
- ☐ Conditional Use Permit
- ☐ Rezoning Application
- ☐ Subdivision Approval
- ☐ Filling and Grading Permit
- ☐ Wetland Approval

Location of Property 593 North State Road, Town of Ossining

Section 90.11 Plate      Block 1 Lot(s) 36

Present Zoning GB - General Business

Purpose of Hearing: The applicant is proposing to conversion of an existing residence to be a combination of 1,691 sf of retail space and 1,691 sf of office space for a proposed plumbing business. This will require the construction of a new parking area for employees and customers

Date: 6/8/18

  
Signature of Applicant

Note: The applicant is responsible for complying with all rules and regulations with respect to filing of final subdivision plats with the Westchester County Clerk.

**Submission Checklist:**

- ☐ Application Form & Plans (10) & (1) PDF File
- ☐ Environmental EAF
- ☐ Fees, Section 200-51
- ☐ Property Owner Authorization



## New England Fieldstone™

### *Architectural Specifications:*

Heights:	Irregular shaped stone
Lengths:	Up to 16" across
Depths:	3/4" to 1-1/4"
Weight:	13.2 pounds per square ft
Colors:	Beige, Brown, Lavender, Tan
Flats:	10 s/f Box, 100 s/f Crate, 180 s/f Crate
Corners:	10 l/f Box, 100 l/f Crate

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
593 North State Road LLC			
Name of Action or Project: 593 North State Road LLC			
Project Location (describe, and attach a location map): 593 North State Road, T/Ossining - SBL 90.11-1-36			
Brief Description of Proposed Action: The applicant is proposing the conversion of an existing residence to be a combination of 1,691 sf retail space and 1,691 sf of office space for the proposed plumbing business. This will require the construction of a new parking area for employees, company vehicles and customer parking.			
Name of Applicant or Sponsor: Joseph C. Riina, P.E., Site Design Consultants		Telephone: 914-962-4488 E-Mail: jriina@sitedesignconsultants.com	
Address: 251-F Underhill Avenue			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<b>NO</b> <input checked="" type="checkbox"/>	<b>YES</b> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Ossining Building Department, Planning Board		<b>NO</b> <input type="checkbox"/>	<b>YES</b> <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.697 acres	
b. Total acreage to be physically disturbed?		0.197 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.697 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>General Business</u> <input type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ N/A _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ N/A _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Stormwater Management will be constructed with the project _____ _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Joseph C. Riina</u> Date: <u>6/8/18</u> Signature: _____		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

**PRINT**