

September 27, 2021

Gareth Hougham, 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

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

Dear Chairman Hougham and Members of the Planning Board:

As a follow-up from our submission of August 24, we have revised our Sheet 1 of 10 – Site Plan, as to include changes due to the Landscape Plan being provided with this submission. The Landscape Plan includes the necessary tree replacement and screening requested for the parking lot.

We are submitting the following items for continued review by the Planning Board for the October 6, 2021 Planning Board Meeting via ZOOM:

- Ten prints of Sheet 1 of 10, from the plan set titled “Amended Site Parking Plan Prepared for Armstrong Plumbing LLC,” dated 3-21-18, last revised September 27, 2021;
- Ten prints of the “Landscape Plan Prepared for Armstrong Plumbing,” prepared by Frank Giuliano, L.A., dated 3-21-18, last revised 8/23/21, Sheet 1 of 1 which is considered to be part of the plan set.

The 10 packages include one print of each plan and a copy of our previous and current cover letter for clarity. In addition, we will email a copy of the complete (11) sheets for this submission to Sandy Anelli for distribution. Please review our submission for completion and if acceptable, we look forward to discussion and consideration at the Planning Board Meeting of October 6, 2021. 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



Site Design Consultants

Civil Engineers • Land Planners

August 21, 2021

Gareth Hougham, 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

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

Dear Chairman Hougham and Members of the Planning Board:

We are in receipt of the review memo from Dan Ciarcia, P.E., dated July 21, 2021, for the above referenced project. We offer the following responses.:

1. This has been included on the current Site Condition's Sheet.
2. We are unsure of the exact material and thickness of the current parking area. We have prepared an Amended Site Plan with specific details for the proposed parking area.
3. This is included on the Amended Site Plan.
4. Runoff will be managed in the same manner as the Approved Site Plan. It will be collected by catch basins and directed to a downstream defender unit before being discharged to subsurface chambers. A swale will direct runoff from the hillside away from these chambers. As such, the Approved SWPPP shall still be applicable in the design, operation, and maintenance of the system.

We are submitting the following items for continued review by the Planning Board for the September 1, 2021 Planning Board Meeting:

- Ten copies of the short EAF;
- Ten copies of the plans titled "Amended Site Parking Plan Prepared for 593 North State Road LLC," dated 3-23-18, last revised August 23, 2021, Sheets 1-10 of 10;

In addition, we will email a copy of this submission to Sandy Anelli for distribution. We will be submitting a Landscape Plan in a future submission that will include the necessary tree replacement and screening requested for the parking lot. Please review our submission for completion and if acceptable, we look forward to discussion and consideration at the Planning Board Meeting of September 1, 2021.

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

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