

February 22, 2022

**Via Hand Delivery**

Hon. Gareth Hougham, Chair  
And Members of the Planning Board/ARB  
Town of Ossining  
John-Paul Rodrigues Operations Center  
101 Route 9A – P.O. Box 1166  
Ossining, NY 10562

**Re: *Welcome Homes NY Building Company LLC (“Applicant”)*  
*68 Somerstown Road, Ossining, NY*  
*Tax Parcel 90.10-3-3.1 & 3.2 (“Property”)*  
*Architectural Review Board Application***

Dear Chairperson Hougham and Members of the Planning Board/ARB:

We represent the Applicant in connection with the Architectural Review Board Application for the construction of a new single-family home on the above-referenced Property (“Application”). In furtherance of the Application, enclosed please find ten (10) copies of the following documents:

1. Signed Application Form, dated February 17, 2022;
2. Short Environmental Assessment Form, dated February 17, 2022;
3. Owners’ Authorization, dated February 7, 2022;
4. Photographs of the Property, as well as buildings and structures within 350 feet of the Property, with location map and street view;
5. Exterior Materials Board, Exterior Rendering, & Materiality Callouts;
6. Subdivision Plat, recorded on February 15, 2018 as Map # 29140;
7. Site Plan, dated February 8, 2022; and
8. Architectural drawings (5 sheets), dated February 18, 2022.

Also enclosed are checks for the requisite Application and Escrow Fees, as well as a USB drive with digital copies of the foregoing.

Although the Property consists of two (2) separate tax and building lots, the Applicant is only seeking approval to construct a single-family home on Lot 3.2. The single-family home would be constructed in the building envelope shown on the approved Subdivision Plat. As shown on the Site Plan, the only improvement on Lot 3.1 is a proposed stormwater basin. The Applicant is not aware of any additional approvals required from the Town aside from ARB approval and a building permit.

The Applicant respectfully requests that the Application be placed on your Board's March 2, 2022 agenda for discussion, as well as to set a Public Hearing on the Application. If you have any questions in the interim, or require any additional information, please do not hesitate to contact me.

Thank you for your consideration. We look forward to answering any questions your Board may have at the March 2, 2022 meeting.

Respectfully submitted,

ZARIN & STEINMETZ

By:

  
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Jody T. Cross

cc: Welcome Homes NY Building Company LLC (via email)