

Site Design Consultants

Civil Engineers • Land Planners

May 30, 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

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 May 16, 2018 for the above referenced project. We have revised our plans accordingly and are providing our responses as follows:

Analysis and Recommendations

1. This has been done. However, certain items listed were misunderstood as they were presented in the previous submission. Specifically, the proposed use is listed as General Business as this is the Zone the project is in. This was included to indicate that the project meets the use of the Zone in which it lies, and that a variance for this is not required. It was not intended as a detailed description.
2. All trees have been marked as to whether or not they will be preserved, removed, or protected.
3. A total of 7 trees have been added to the Plan to replace the removal of the 4 trees shown. These trees were added at 10' O.C. Per Section 183-12.G of the Town Code, the Board may deem the full replacement impractical or impossible, and a tree fund put in place to compensate for the remainder. Given certain site limitations, we believe we have shown replacement trees to the maximum extent practicable without interfering with existing or proposed utilities and improvements located on the site. We are willing to discuss this further, to address this issue to the Planning Board's satisfaction.
4. These notes have been added to the Plan.
5. Detail sheets have been added to the Plans.
6. A Sight Distance Plan has been included in the set.
7. A Steep Slopes Plan has been added to the set. There is a disturbance are shown on this Plan.
8. As was discussed after the meeting on 5/16/18, there will be no lighting on the site excepting the existing lighting on the building.
9. The proposed trees have been added to the Plans.



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593 North State Road LLC

10. There are no proposed changes to the exterior of the building. The outside of the building has been provided.
11. The locations of the proposed sign have been added to the Plan

We are submitting the following items for continued review by the Planning Board for the June 6, 2018 Work Session – Planning Board Meeting:

- Two copies of the SWPPP prepared for “593 North State Road LLC dated May 2018;
- Ten copies of the plans titled “Conceptual Parking Plan Prepared for 593 North State Road LLC,” dated 3-23-18, last revised May 25, 2018, Sheets 1-9 of 9;

In addition, we have enclosed a CD with this items and 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 6. 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

