

VIA HAND DELIVERED

January 7, 2019

Planning Board
Town of Ossining
John-Paul Rodrigues Operations Center
101 Route 9A
P.O. Box 1166
Ossining, New York 10562

Attn: Ching Wah Chin,
Chair

RE: Artis Senior Living
Town of Ossining

Dear Chairman Chin and Members of the Planning Board:

Enclosed, please find ten (10) sets of the following plans and documents prepared by Kellard Sessions Consulting in connection with the above-referenced properties.

- Sheets 2/11 Layout Plan and 3/11 Grading and Utilities Plan last revised January 7, 2019
- Supporting Pipe Sizing Calculations
- Site photos dated January 4, 2019
- Photos of fencing installed on a similar Artis facility

As you may be aware, the construction of the Artis Senior Living Center broke ground in September of 2018. As can be expected in a construction project, some of the aspects of the design plans prove to require adjustment due to field conditions. The field changes requested to the Building Department include minor reconfiguring of the front parking spaces and sidewalks to meet ADA slope requirements and installing a metal 8' fence along the rear courtyard. The major issue that was raised during Site Plan Approval was the construction of the open channel proposed along the northern property line. The purpose of the channel was to convey the offsite watercourse along the property line and connect to a piped drainage system near the front of the building.

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Once this area was cleared of the existing vegetation and debris and resurveyed, it was apparent that the channel would be deeper than originally anticipated (over 6' deep) and could impact existing walls and building located on the neighboring property. Constructing this channel would require an excavation for footings which could undermine the existing structures during construction. The void space provided by the channel could potentially unload the existing walls, which could cause lateral heave during the freeze/thaw cycle.

We understand the concern of the Planning Board was providing any potential aquatic wildlife a means of escape prior to entering a piped drainage system. Therefore, the current proposal calls for the installation of a plunge pool be installed prior to the entrance headwall. This pool would be set below the invert of the headwall which will create a pool for any aquatic wildlife to collect prior to the pipe system. The size of the pool will be determined based on available space in the corner of the property.

The applicant originally requested a field change to the Building Dept in November 2018 that included shortening the channel. But, after further consultation and discussions with the Building Inspector, we are requesting the channel be replaced with a piped system. We believe this idea is supported by the Building Department based on correspondence sent from Mr. Hamilton to the Planning Board and Town Staff on December 12, 2018.

We look forward to discussing this at the January 16, 2019 Planning Board meeting.

Very truly yours,



Brian Hildenbrand, P.E.
Kellard Sessions Consulting

BH/pg

Enclosures

cc: Mike Terwiliger
David Stolman, AICP
Daniel Ciarcia, P.E.
Katherine Zalantis, Esq.
John Hamilton