

VIA HAND DELIVERED

January 28, 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 prepared by Kellard Sessions Consulting in connection with the above-referenced property.

- Sheets 2/11 Layout Plan, 3/11 Grading and Utilities Plan, 4/11 Erosion & Sediment Control and 11/11 Details and Drainage Profiles last revised January 25, 2019

Please note that the request to modify the rear fencing material has been withdrawn from this application. As you are 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. 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. As previously discussed, due to site and construction constraints, this channel will be replaced with a conventional pipe system.

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Based on the January 16, 2019 memo from Ciarcia Engineering, P.C., we offer the following:

1. The water services lines have been shown on Sheet 3/11. Please note that these lines have been installed with coordination with the Town Water Department and the Briarcliff Manor Fire Department.
2. A drainage profile has been provided on Sheet 11/11.

Based on comments from the Planning Board at the January 16, 2019 meeting, additional erosion controls have been shown to protect the disturbed slope to the rear with erosion control matting. A detail of the matting has been included on Sheet 11/11. The matting will be installed once field conditions allow.

We look forward to discussing this at the February 6, 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