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September 15, 2016

By Hand Delivery

Chairperson Ingrid Richards
Members of the Planning Board
Town of Ossining
John-Paul Rodrigues Operations Center
101 Route 9A
Ossining, New York 10562

Re: Applications of Artis Senior Living, LLC

Dear Chairperson Richards and Members of the Planning Board:

The applicant has carefully considered the Planning Board's comments at the September 7, 2016 work session, and advises the Board as follows:

1. Regarding the location of the fence in the rear of the site, the applicant's landscape architect and wetland consultant believe that the fence must be set back at least three (3) feet from the path to enable maintenance of plantings. The fence has been correspondingly relocated.
2. Photographs of the type of fence are attached. The fence detail on Sheet 11 of 11 has been revised to show the fence as vinyl "board on board" six (6) feet high. The fence will be a neutral "earth-tone," which has not yet been selected. We note that the applicant will seek a variance to increase the fence height to eight (8) feet, the top one (1) foot of which would be privacy lattice.
3. A three (3) foot wide gate has been added at the northeasterly corner of the fence to allow access to the buffer area to allow for performance of the wetland mitigation plan.
4. Regarding site plan Sheet 6 of 11 (the Wetland Mitigation Plan): (a) general note 3 regarding off-site work will be removed; and (b) the final paragraph of the "Invasive Species Removal/Management Program" will be revised to require a five (5) year program. Revised Sheet 6 of 11 will be submitted shortly after this letter.

5. All site plan drawings have been revised to conform to the "Off-site Map" dated May 9, 2016, prepared by Kellard Sessions Consulting, and submitted to the Board on that date (so that the watercourse at 84 Morningside Drive is now shown).
6. Regarding wildlife, upon reflection, the applicant and its consultants do not believe that passageways sized to preclude entry by large mammals (such as red fox, coyote, and deer) will have any significant environmental value. However, if the Board desires passageways, the applicant is amenable, as long as the number is reasonable, and they are small enough (approximately 6" X 8") so that only small reptiles and amphibians can pass.
7. The applicant agrees that all rear outdoor lights will be turned off at 10 p.m. Please note that the lights will automatically turn on in the event of a building emergency.
8. Regarding wetland plantings and landscaping: (a) species will be changed to better incorporate native plants, shrubs and trees, and to incorporate the changes recommended by Stephen W. Coleman in his September 7, 2016 memorandum to the Board; and (b) as requested by Ms. Sharrett, deciduous trees will be added along the entire rear of the site. The revised Landscaping Plan (site plan Sheet 5 of 11) will be submitted shortly after this letter.
9. Regarding the floor area of the residence wings and basement, we note that detailed architectural drawings have not yet been prepared. Subject to that qualification: (a) the floor area of the building prior to the modification shown on the August, 2016 site plan, calculated in accordance with the Town Zoning Ordinance, is approximately 35,950 square feet, of which approximately 19,400 square feet is on the first floor; and (b) the floor area of the modified building, calculated under the Town Zoning Ordinance, is approximately 34,000 square feet, of which approximately 16,500 square feet is on the first floor, and approximately 1,000 square feet is in the basement¹.
10. The applicant has carefully considered the suggested elimination of the four (4) parking spaces proximate to the northerly wing, but notes that the additional parking shown on the plan was added to address comments about sufficiency. Because of the way in which the internal corridors in the wings and building core must necessarily be physically interrelated, elimination of the parking would not permit that wing to be shifted further away from the rear property line.

Finally, regarding Ms. Sharrett's concern about the existing (now dry) well and abandoned underground storage tanks and septic systems, we note that a Phase I Environmental Site Assessment/Hazardous Materials Survey conducted in December, 2013 concludes that: (i) even though there is no visible evidence, an abandoned septic system is likely to be located on the site given the age of the existing residence (which is currently served by the public sewer system); and (ii) there is no current or historical evidence of any underground storage tanks on the site (the existing residence is served by two above-ground oil tanks in the basement of the

¹ The total basement area is approximately 3,200 square feet of space, but only 1,000 square feet constitutes "floor area" as defined in the Zoning Ordinance.

structure). The well and any and any existing septic system(s), as well as any underground storage tanks that may be encountered during construction, will be removed and/or abandoned in accordance with all applicable laws and regulations. This requirement can be made a condition of site plan approval.

Twelve (12) sets of the following plans and drawings are submitted in support of the applications:

Drawing No.	Title	Prepared By	Dated or Last Revised
1/11	Existing Conditions Plan	Kellard Sessions Consulting ("Kellard")	9/14/16
2/11	Layout Plan	Kellard	9/14/16
3/11	Grading & Utilities Plan	Kellard	9/14/16
4/11	Erosion and Sediment Control Plan	Kellard	9/14/16
7/11	Slope Analysis Plan	Kellard	9/14/16
8/11	Details	Kellard	9/14/16
9/11	Details	Kellard	9/14/16
10/11	Details	Kellard	9/14/16
11/11	Details & Drainage Profiles	Kellard	9/14/16

We look forward to the continuation, and closure, of the public hearing, and adoption of an amended negative declaration of environmental significance, on September 21, 2016, and to the Planning Board's decisions on the applications.

Thank you for your consideration.

Very truly yours,



PETER J. WISE

Enclosures

cc: David Stolman, AICP
Stephen W. Coleman, PWS
Dan Ciarcia, P.E.
Katherine Zalantis, Esq.
Max Ferentinos
David Sessions, RLA
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