

**PARTH KNOLLS, LLC**  
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**VIA HAND DELIVERY**

October 24, 2016

Mr. Ching Wah Chin, Acting Chairman  
Town of Ossining Planning Board  
101 Route 9A  
P.O. Box 1166  
Ossining, NY 10562

RE: Site Plan Approval for a Multi-Family Development  
Project and Applicant Name: Parth Knolls, LLC  
Location: 87 Hawkes Avenue, Ossining, NY 10562  
Section: 80.20, Block 1, Lot 15

**RECEIVED**

OCT 24 2016

Town of Ossining  
Building & Planning Department

Dear Mr. Chin and Board Members:

On behalf of Parth Knolls, LLC, the Applicant, hereby submits ten (10) copies of the revised Site Plan, Sheet No. 101, revision date November 2, 2016, as request by David Stolman, pursuant to his Comment No. 1, in his Memorandum dated October 19, 2016, to the Planning Board Chairman and the Board.

1. Mr. Stolman's Traffic Comments, No.1: The revised Site Plan, Sheet No. 101 has been revised in response to Mr. Stolman's comment regarding a request for a notation to be placed on the Site Plan at the location of the Emergency Access Drive, pertaining to curbing.

The curbing in front of the Emergency Access Drive will be a drop/low curb, which will be the same height as the Grass Paver being placed in this area. The drop/low curb will also be the same height as the edge of the pavement on Hawks Avenue and will serve as a retainer/boarder, holding the grass pavers in place. A notation has been placed on the Site Plan indicating, "Proposed Drop Curbing at Emergency Access Drive"

As to the main access drive entrance, there is no curb indicated on the Site Plan in front of the main access drive entrance. The heavy dark circular black curb line, indicates the curbing that will blend in with the existing curbing on Hawkes Avenue. The main access drive's pavement will extend to the edge of the pavement on Hawkes Avenue, and will be the same height.

2. Mr. Stolman's Planning Comments, No.4, Impact to Schools. The School Impact

Agreement, by and between Parth Knolls, LLC (the Applicant), and the Ossining Union Free School District, was signed by all parties, and dated October 19, 2016. Parth Knolls LLC, submitted a fully executed original of said Agreement to the Town of Ossining Planning Department on October 20, 2016, as required pursuant to the Negative Declaration, approved by the Planning Board on October 19, 2016.

Further to the above, as authorized by the Planning Board at their October 19<sup>th</sup> meeting, Mr. Stolman was requested to prepare and have available at the Planning Board meeting of November 2, 2016, drafts of the following resolutions, for review, discussion, and modification as required: 1) the Site Plan; 2) the Wetlands Permit, and 3) the Tree Removal Permit.

In addition, pursuant to the provisions of Chapter 55 of the Town of Ossining Zoning Code, Architectural Review Board, the Applicant will be presenting for review and discussion at the meeting of November 2<sup>nd</sup>; the elevations of the two (2) Buildings in color, and the proposed construction materials to be used for the Buildings, fencing and landscaping retaining walls.

The Applicant will have available for reference during the Architectural Review process; the landscaping, lighting, wetlands, signage, and tree removal drawings, as revised based on the Planning Board's comments, that were previously presented to and review by the Planning Board during their site plan review process of the Applicant's application.

A PDF of the revised Site Plan and this Letter are being sent under separate cover via e-mail to the Town of Ossining Planning Department, to the attention of Sandra Anelli, [sanelli@townofossining.com](mailto:sanelli@townofossining.com).

Very truly yours,

Parth Knolls, LLC.

By:   
Anthony P. Beldotti, Managing Member