

AUDUBON MANOR Co., L.L.C.

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OSSINING, NEW YORK 10562
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VIA HAND DELIVERY

December 7, 2015

Ms. Ingrid M. Richards
Chair
Town of Ossining Planning Board
101 Route 9A
P.O. Box 1166
Ossining, NY 10562

RECEIVED

DEC 07 2015

Town of Ossining
Building & Planning Department

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

Dear Ms. Richards:

On behalf of Audubon Manor Co., LLC, I am submitting ten (10) copies of the following documents in support of our appearance and presentation at the Planning Board Meeting of December 16, 2015:

1. Prepared by Site Design Consultants

		<u>Last Revision</u>	
<u>Sheet Number</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Notes</u>
• Sheet No. T	Title Sheet	12/7/15	
• Sheet C-101	Site Plan	12/7/15	(1)
• Sheet C-102	Existing Condition Plan	12/7/15	
• Sheet C-103	E & SC Plan	12/7/15	
• Sheet C-104	Utility Plan-Alternate C	12/7/15	(2)
• Sheet C-105	Grading Plan	12/7/15	
• Sheet C-106	Sight Distance	12/7/15	
• Sheet C-107	Tree Plan	12/7/15	
• Sheet C-108	Fire Access Plan	12/7/15	(3)
• Sheet C-109	Environmental Constraints Map	12/7/15	
• Sheet C-110	Open Space & Recreation Plan	12/7/15	
• Sheet C-111	Lighting Plan	12/7/15	
• Sheet C-301	Profiles	12/7/15	

NOTES:

- (1) Sheet C-101 Site Plan
 - See revision to the location of the Pool; and
 - Inclusion of Parking Bank for future parking, if required, between Building Nos. 1 and 2; and
 - Revised location of Refuse Area; and
 - Striped parking space at the end of the line of parking for Building No. 1; and
 - Revised Handicap Parking locations in front of Building No. 1.
- (2) Sheet C-104 Utility Plan - Alternate C
 - Revised location of the sanitary sewer connection being proposed to the North Lift Pump Station off of Fawn Court in the Deerfield Condominium development, pursuant to the footnote numbers 3 and 6 on the filed Deerfield Site Development Plan and confirmed by the Town Attorney, via e-mail to the applicant's attorney, that the Town of Ossining has legal authority to access that pump station.
- (3) Sheet C-108 Fire Access Plan
 - Revised Plan due to the relocation of the Pool and elimination of the Pool Building that was previously located across the stream.

2. Prepared by Steven Marino, PWS of Tim Miller Associates, Inc.

<u>Sheet Number</u>	<u>Drawing Title</u>	<u>Last Revision</u>
• Sheet L-101	Landscape Plan	
• Sheet M-101	Conceptual Wetlands Buffer Mitigation Plan	11/9/15 Revised to show new location of pool

The following drawings being prepared by ARQ. HT, LLC are being submitted under separate cover at a later date:

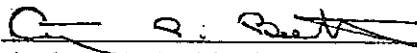
<u>Sheet Number</u>	<u>Drawing Title</u>
• Drawing A-100	Zoning/Code Analysis
• Drawing A-101	Schematic Building Layouts
• Drawing A-102	Schematic Building Layouts
• Drawing A-103	Typical Apt. Layouts
• Drawing A-104	Elevations
• Drawing A-105	Elevations

A PDF of the drawings prepared by Site Design Consultants and Tim Miller Associates

are being sent under separate cover via e-mail on December 7, 2015 to: sanelli@ossbuilding.org.

I would appreciate your distribution of the materials to the Planning Board Members and Consultants, as needed. Please advise if there are any additional materials that will be required prior to our presentation at the December 16, 2015 Planning Board Meeting.

Very truly yours,
Audubon Manor Co., LLC

By: 
Anthony P. Beldotti, Managing Member

cc: David E. Venditti, Esq. w/ enclosures

87.Transmittal.Submission for Meeting of Dec 16.Hawkes Ave.12.07.15.wpd