

**AUDUBON MANOR Co., L.L.C.**

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**VIA HAND DELIVERY**

March 7, 2016

Ms. Ingrid M. Richards, Chair  
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: 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 drawings and reports in support of our appearance and presentation at the Planning Board Meeting of March 16, 2016. The list of plans can be found on the Title Sheet T, prepared by Site Design Consultants and on Drawing A-100, prepared by ARQ, HT, LLC. Please note:

- A) The drawing(s), plan(s), and report(s) noted as "**New**" have not been previously submitted to the Planning Board for its review; and
- B) The drawing(s), plan(s), and report(s) noted as "**Revision date**", have been previously submitted to the Planning Board for its review, but have been revised based on comments received at the Planning Board Meeting of February 17, 2016, from David H. Stolman, Dan Ciarcia, and the Planning Board.

1. **Packet No.1.**

**Prepared by Site Design Consultants**

<b><u>Drawing/Sheet</u></b>		<b><u>Last</u></b>		<b><u>Revision</u></b>
<b><u>Number</u></b>	<b><u>Title</u></b>	<b><u>Date</u></b>	<b><u>New</u></b>	<b><u>Date</u></b>
● Sheet No. T	Title Sheet	1/25/16		3/7/16
● Sheet No. T 2	Title Sheet		3/7/16	
● Sheet C-101	Site Plan	1/25/16		3/7/16
● Sheet C-102	Existing Condition Plan	1/25/16		
● Sheet C-103	Erosion & Sediment			
●	Control Plan	1/25/16		
● Sheet C-104	Utility Plan, Alternate C			
	(Fawn Court lift			
	pump station)	1/25/16		3/7/16
● Sheet C-105	Grading Plan	1/25/16		

Prepared by Site Design Consultants (cont'd)

<u>Drawing/Sheet</u> <u>Number</u>	<u>Title</u>	<u>Last</u> <u>Date</u>	<u>New</u>	<u>Revision</u> <u>Date</u>
● Sheet C-106	Sight Distance	1/25/16		3/7/16
● Sheet C-107	Tree Plan	1/25/16		3/7/16
● Sheet C-108	Fire Access Plan	1/25/16		3/7/16
Fire Truck access was deemed to be acceptable on March 1, 2016 by Town of Ossining Fire Chief Matt Scarduzio, pursuant Email attached.				
● Sheet C-109	Environmental Constraints Map	1/25/16		
● Sheet C-110	Open Space & Recreation Plan	1/25/16		
● Sheet C-111	Lighting Plan	1/25/16		
● Sheet C-301	Profiles	1/25/16		
● Sheet G-1	Notes	1/25/16		
● Sheet G-2	E & SC Notes	1/25/16		
● Sheet C-501	E & SC Details	1/25/16		
● Sheet C-502	Site Details	1/25/16		
● Sheet C-503	Water Main Details	1/25/16		
● Sheet C-504	Sanitary Sewer Details	1/25/16		
● Sheet C-505	Drainage Details	1/25/16		
● Sheet C-506	Storm Water Management Details	1/25/16		
● Sheet C-507	Crystal Stream Details	1/25/16		
● Sheet C-508	Cistern Details	1/25/16		

2. Packet No.2.

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

Response to Memorandum dated December 14, 2015 by Stephen W. Coleman, Environmental Consulting submitted to the Town of Ossining Planning Board entitled "Parth Knolls, LLC, 87 Hawkes Avenue, Town of Ossining - Confirmation of wetland delineation, review of proposed wetland impacts and mitigation measures.

<u>Drawing/Sheet</u> <u>Number</u>	<u>Title</u>	<u>Last</u> <u>Date</u>
● Sheet M-101	Conceptual Wetlands Buffer Mitigation Plan	12/7/15
● Sheet M-102	Buffer Mitigation Notes	12/7/15

Prepared by Stephen Lopez, AICP, RLA of Tim Miller Associates, Inc.

<u>Drawing/Sheet</u> <u>Number</u>	<u>Title</u>	<u>Last</u> <u>Date</u>	<u>Revision</u> <u>Date</u>
● Sheet L-1	Landscape Plan	1/16/16	3/1/16

3. **Packet No.3.**

Prepared by ARQ. HT, LLC

Note: (1). Revisions to drawings, dated of 3/7/16, have not be indicated on the drawings.

The revision dates will be added to the drawings upon approval by the Planning Board .

<u>Drawing/Sheet</u> <u>Number</u>	<u>Title</u>	<u>Last</u> <u>Date</u>	<u>New</u>	<u>Revision</u> <u>Date</u>
<b><u>Building No. 1:</u></b>				
● Drawing A-100	Zoning/Code Analysis	1/25/16		(1)
	ADA Standards			
● Drawing A-100-A	Schematic Building			
	Layouts & Tabulations	1/25/16		(1)
	Added the locations of the Six (6) BMR Units.			
	See additional information on the BMR Units on Title Sheet 2.			
Drawing A-101	Proposed Building #1			
	Basement Floor Plan	1/25/16		
● Drawing A-102	Proposed Building #1			
	First Floor Plan	1/25/16		(1)
	Add Typical ADA Apartment Floor Plan			
● Drawing A-103	Proposed Building #1			
	Second Floor Plan	1/25/16		(1)
	Revised Corridor dimensions at entrance to Stairs.			
Drawing A-104	Proposed Building #1			
	Upper Level Floor Plan	1/25/16		
● Drawing A-105	Proposed Building #1			
	Roof Plan	1/25/16		(1)
	Add location of chimney exhaust			
● Drawing A-106	Proposed Building #1			
	Front and Rear			
	Elevations	1/25/16		(1)
	Added Exterior Finish Schedule			
● Drawing A-107	Proposed Building #1			
	Left and Right			
	Side Elevations	1/25/16		(1)
	Adding Exterior Finish Schedule			
	Adding Vented Garage Door			
<b><u>Building No. 2:</u></b>				
● Drawing A-201	Proposed Building #2			
	Basement Floor Plan	1/25/16		
● Drawing A-202	Proposed Building #2			
	First Floor Plan	1/25/16		
● Drawing A-203	Proposed Building #2			
	Second Floor Plan	1/25/16		
● Drawing A-204	Proposed Building #2			
	Upper Level Floor Plan	1/25/16		

- Drawing A-205 Proposed Building #2  
Roof Plan 1/25/16 (1)  
Added location of chimney exhaust
  - Drawing A-206 Proposed Building #2  
Front and Rear  
Elevations 1/25/16 (1)  
Added Exterior Finish Schedule
  - Drawing A-207 Proposed Building #2  
Left and Right Side  
Elevations 1/25/16 (1)  
Added Exterior Finish Schedule  
Added Vented Garage Door
4. **Packet No.4.**  
Prepared by James Garofalo, AICP, CTP of Tim Miller Associates, Inc.  
 Traffic Capacity Study, dated January 22, 2016, and submitted to the Planning Board on January 25, 2016 for the Planning Board Meeting of February 17, 2016:
- Supplement to the above Traffic Study. **New**  
 Report on NYS Route 9A and NYS Route 134 Intersection  
 Traffic, dated February 26, 2016.
- Response to Frederick P. Clark Associates, Inc. Memorandum to the Town of Ossining Planning Board, dated December 16, 2015, "Traffic Comments".
5. Copy of e-mail, dated March 3, 2016, from SAnelli@townofossining.com, **New**  
 advising the Applicant that the Fire Access Plan, Sheet C-108, dated January 25, 2016, was deemed acceptable by the Town of Ossining Fire Chief, Matt Scarduzio, on March 1, 2016.

A PDF of the plans, drawings, or responses prepared by Site Design, Tim Miller Associates, ARQ. HT, and Applicant are being sent under separate cover via e-mail to: [sanelli@ossbuilding.org](mailto:sanelli@ossbuilding.org).

Very truly yours,  
Audubon Manor Co., LLC.

cc: David E. Venditti, Esq., without enclosures