

PARTH KNOLLS, LLC.
500 EXECUTIVE BOULEVARD, SUITE 203
OSSINING, NEW YORK 10562
Tel: (914) 762-7898 Fax: (914) 762-8251
apbmgmt@aol.com

VIA HAND DELIVERY

June 6, 2016

RECEIVED

JUN 03 2016

Town of Ossining
Building & Planning Department

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 Parth Knolls, LLC, I am submitting ten (10) copies of the following plans/drawings in support of our appearance and presentation at the Planning Board Meeting of June 15, 2016. The sheets/drawings being submitted were the same sheets/drawings submitted to the Town of Ossining Building Inspector, John Hamilton, on May 23, 2016, as directed by the Town of Ossining Planning Board Attorney, Katherine Zalantis, and the Planning Board Consultant, David Stolman.

I met with Mr. Hamilton on the 23rd of May to request that he review the sheets/drawings, submitted as listed below, to determine that they are in compliance with the Town of Ossining Zoning Code for the MF-1 Zoning District, e.g., setbacks required/provided, parking spaces required/provided, distance between Buildings required/provided, emergency vehicle accessibility, signage, number of apartments allowed/requested and fencing as shown on the Site Plan.

1. **Drawings Set No.1.**
Prepared by Site Design Consultants

<u>Sheet Number</u>	<u>Title</u>	<u>Last Date</u>	<u>New</u>	<u>Revision Date</u>
● Sheet No. T 2	Title Sheet 2	1/25/16		5/23/16
● Sheet C-101	Site Plan	1/25/16		5/23/16
● Sheet C-109	Fire Access Plan	1/25/16		5/23/16

2. **Drawings Set No. 2.**
Prepared by ARQ. HT, LLC

<u>Drawing Number</u>	<u>Title</u>	<u>Last Date</u>	<u>New</u>	<u>Revision Date</u>
<u>Building No. 1:</u>				
● Drawing A-100	Zoning, Code Analysis, ADA	1/25/16		5/23/16
● Drawing A-100-A	Schematics, Building Layout, & Tabulations	1/25/16		5/23/16
● Drawing A-102	Proposed Building #1 First Floor Plan	1/25/16		5/23/16
<u>Building No. 2:</u>				
● Drawing A-202	Proposed Building #2 First Floor Plan	1/25/16		5/6/16
● Drawing SK-1	Elevations, Floor & Roof Plan	1/25/16		5/6/16

The Building Inspector's letter stating that the drawings and sheets referred to herein, are in compliance with the Town of Ossining Zoning Code should be received by the Planning Board before the meeting of June 15th. Therefore, the Applicant is requesting that the Planning Board acknowledge that the drawings and/or sheets, as presented and deemed to be in compliance with the Town of Ossining Zoning Code, are acceptable to the Board and are approved. In receiving such approval, the Applicant's engineer, environmental consultant and architect will then be able to modify the drawings affected by the changes to the front yard parking for Building No. 2, on the Site Plan.

I would appreciate your distribution of the enclosed materials to the Planning Board Members and Consultants for their meeting of June 15, 2016.

Very truly yours,

Parth Knolls., LLC

By: 
Anthony P. Beldotti, Managing Member

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