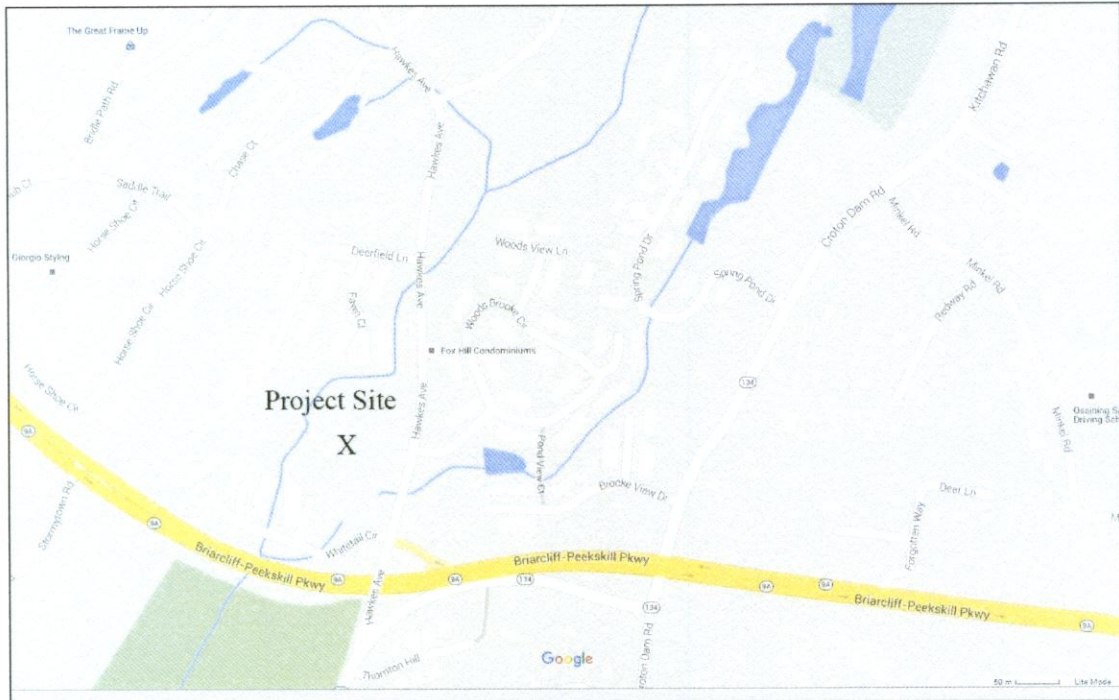


Parth Knolls Hawkes Avenue Visual Context



Location Map

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Visual Context
Parth Knolls
Hawkes Avenue, Ossining, NY

The proposed Parth Knolls multi family development is located on Hawkes Avenue in the Town of Ossining, a short distance north of NYS Route 9D. This Visual Context report illustrates the existing conditions on Hawkes Avenue on either side of the proposed development and on Route 134 to the east of the site.

The photos illustrate the existing multi family nature of the surrounding development. The proposed development is literally surrounded by existing multi family developments. The aerial photograph illustrates the extent of large multi family buildings around all sides of the Parth Knolls site.

The southerly entrance to Deerfield, for instance, is directly across the street from the northbound exit ramp from Route 9D onto Hawkes Avenue, as shown in Photo 2. The Deerfield development wraps around the south, west and north sides of the Parth Knolls site. Buildings are visible through the trees in Photo 6 and the entrance, with more buildings in the background, is shown in Photo 8.

The entrance to The Woods development, Photo 4, is across the street from the existing entrance to the Parth Knolls site as shown in Photo 3. The Woods development occupies the eastern side of Hawkes Avenue and can be seen through the trees in Photo 7. The Woods development also extends east to Route 134 as can be seen in Photo 10. The Spring Pond multifamily development as also accessed from Route 134 south of The Woods development.

The visuals contained in this Visual Context study illustrate that the Parth Knolls site is literally surrounded by existing multifamily developments. The Parth Knolls project would therefore fit well with the existing development surrounding the site. Note that all photos were taken in summer months when the predominantly deciduous trees in the surrounding woods were in full leaf. However this screening would not be available at least half the year when leaves would be down and the developments would be mostly visible.

The landscape plan for the Parth Knolls site will utilize a mixture of evergreen and deciduous plants and will offer a more consistent screening throughout the four seasons.

Parth Knolls, Hawkes Avenue
Visual Context



1. Aerial View



2. Deerfield, Hawkes Avenue



3. Parth Knolls, Existing Site Entrance, Hawkes Avenue



4. The Woods, Hawkes Avenue



5. Parth Knolls, Proposed Entrance, Hawkes Avenue



6. Deerfield, Hawkes Avenue



7. The Woods, Hawkes Avenue



8. Deerfield, Hawkes Avenue



9. Spring Pond, Route 134



10. The Woods, Route 134