

PARTH KNOLLS, LLC
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VIA HAND DELIVERY

August 17, 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 Parth Knolls, LLC, I am submitting ten (10) copies of the following drawings and reports in support of our appearance and presentation at the Planning Board Meetings of September 7, 2016 and September 21, 2016.

The drawings and reports enclosed are in response to the last three (3) comments and recommendations made by the Town of Ossining Planning Board's Consultant, David H. Stolman, in his Memorandum to the Planning Board dated June 15, 2016, under the heading Analysis and Recommendations.

The recommendations that required the applicant's response were:

Traffic.

No. 4.a. The Site Plan be modified to shift the access drive away from the northern property line and the radii should accommodate an SU-30 truck; and

No. 4.b. The Applicant should provide an analysis of the project's potential impact upon the intersection of Rt. 9A and Croton Dam Road.

Compatibility.

No. 5. The applicant should prepare graphics for the purpose of assessing the degree of compatibility of the Parth Knolls project with the surrounding residential developments.

Trees.

No. 7. The applicant should re-analyze the Tree Plan and propose the removal of trees which are in poor condition, or whose condition may make them susceptible to falling, as well as propose replacement landscaping.

Environment Assessment Form. Third (3rd) revision, dated August 8, 2016.

Update of the Project's Environment Assessment Form, based on changes being made, as the application moves through the Planning Board approval process.

The complete list of drawing can be found under the heading Drawing Index on the Title Sheet prepared by Site Design Consultants:

1. **Site Plan Modification. Response to the comment on Traffic, No. 4.a.**
Comment No. 4.a. states that the Site Plan is to be modified as follows; a) shift the access drive away from the northern property line, and b) the radii should accommodate a SU-30 truck.

The index of drawings being submitted is in response to the above comment for the meetings of September 7, 2016 and September 21, 2016, as prepared by Site Design Consultants are:

Packet No.1.

<u>Drawing/Sheet Number</u>	<u>Title</u>	<u>Last Revision Date</u>
● Sheet No. T-1	Title Sheet	9/07/16
● Sheet No. T-2	Title Sheet No. 2	9/07/16
● Sheet C-101	Site Plan	9/07/16
● Sheet C-102	Existing Condition Plan	9/07/16
● Sheet C-103	Erosion & Sediment	
●	Control Plan	9/07/16
● Sheet C-104	Utility Plan	
	Fawn Court Lift Pump	
	Station.	9/07/16
● Sheet C-105	Water Main Plan	9/07/16
● Sheet C-106	Grading Plan	9/07/16
● Sheet C-107	Sight Distance Plan	9/07/16
● Sheet C-108	Tree Plan	1/25/16
● Sheet C-109	Fire Access Plan	9/07/16
● Sheet C-110	Environmental	
	Constraints Map	9/07/16
● Sheet C-111	Open Space &	
	Recreation Plan	9/07/16
● Sheet C-112	Lighting Plan	9/07/16
● Sheet C-301	Utility Profiles	9/07/16
● Sheet C-302	Profiles	9/07/16
● Sheet G-1	Notes	4/08/16
● Sheet G-2	E & SC Notes	4/08/16
● Sheet C-501	E & SC Details	4/08/16
● Sheet C-502	Site Details	4/08/16
● Sheet C-503	Water Main Details	4/08/16
● Sheet C-504	Sanitary Sewer Details	4/08/16
● Sheet C-505	Drainage Details	4/08/16

<u>Drawing/Sheet Number</u>	<u>Title</u>	<u>Last Revision Date</u>
● Sheet C-506	Storm Water Management Details	4/08/16
● Sheet C-507	Down Stream Details	4/08/16
● Sheet C-508	Cistern Details Defender	3/07/16

2. Revisions to drawings prepared by Steven Marino, PWS of Tim Miller Associates, Inc.

As a result of the widening of the main entrance, the relocation of the Pool for the project, from the rear of Building No. 2 to the rear of Building No. 1, and in response to comments received from Stephen W. Coleman, Environmental Consulting, LLC, on August 3, 2016, the drawings listed below have been revised and are being submitted to the Town of Ossining Planning Board for review at the meeting of September 7, 2016 and September 21, 2016.

Packet No. 2.

<u>Drawing/Sheet Number</u>	<u>Title</u>	<u>Last Revision Date</u>
● Sheet M-101	Wetlands Buffer Mitigation Plan.	5/23/16
● Sheet M-102	Buffer Mitigation Notes	5/23/16

Trees.

Comment No. 7. The applicant should re-analyze the Tree Plan and propose the removal of trees which are in poor condition, or whose condition may make them susceptible to falling, as well as propose replacement landscaping.

In response to the above comment, Steven Marino, PWS, of Tim Miller Associates, Inc., has prepared the following drawing, delineating the trees to be removed and the replacement landscaping:

- Drawing Title. Consolidated Planting Plan New. 5/23/2016

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

Packet No. 2.

<u>Drawing/Sheet Number</u>	<u>Title</u>	<u>Last Revision Date</u>
● Sheet L-1	Landscape Plan	8/12/16

This Drawing will be presented to the Planning Board, at the scale 1" = 30' , on September 12th.

3. Moving Building No. 2 slightly to the rear, as a result of the modification of northern entrance into the Site, in response to comment No. 4.a. on Traffic, to a) shift the access drive away from the northern property line, and b) widening of said access drive to accommodate and SU-30 truck .

In addition, the design of the front vestibule and walkway for both Buildings Nos. 1 and 2, and the relocation of the pool equipment room from Building No. 2 to Building No. 1., as a result of the relocation of the Pool to the rear of Building 1.

The index of the drawings being submitted in response to the above comment and

additions, for the meeting of September 7, 2016, and September 21, 2016 prepared by ARQ. HT, LLC., are:

Packet No. 3.

<u>Drawing/Sheet Number</u>	<u>Title</u>	<u>Last Revision Date</u>
● Drawing A-100	Zoning/Code Analysis	9/7/16
● Drawing A-100-A	Schematic Building Layouts and Tabulations	9/7/16
● Drawing A-101	Proposed Building #1 Basement Floor Plan	8/2/16
● Drawing A-102	Proposed Building #1 First Floor Plan	7/28/16
● Drawing A-103	Proposed Building #1 Second Floor Plan	7/28/16
● Drawing A-104	Proposed Building #1 Upper Level Floor Plan	7/28/16
● Drawing A-105	Proposed Building #1 Roof Plan	7/28/16
● Drawing A-106	Proposed Building #1 Front and Rear Elevations	8/2/16
● Drawing A-107	Proposed Building #1 Left and Right Elevations	8/2/16
● Drawing A-201	Proposed Building #2 Basement Floor Plan	8/2/16
● Drawing A-202	Proposed Building #2 First Floor Plan	8/2/16
● Drawing A-203	Proposed Building #2 Second Floor Plan	8/2/16
● Drawing A-204	Proposed Building #2 Upper Level Floor Plan	8/2/16
● Drawing A-205	Proposed Building #2 Roof Plan	8/2/16
● Drawing A-206	Proposed Building #2 Front and Rear Elevations	8/2/16
● Drawing A-207	Proposed Building #2 Left and Right Elevations	8/2/16

4. **Sketches.**

Response to the comment on No. 5.. Compatibility.

The applicant shall prepare graphics for the purpose of assessing the degree of compatibility of the Parth Knolls project with the surrounding residential developments.

The following Sketches are in response to Mr. Stolman's request to provide graphics so that the Planning Board can assess the degree of compatibility of the Parth Knolls project with the surrounding residential developments. Sketches by ARQ. HT, LLC.

4.	<u>Sketch Number.</u>	<u>Title</u>	<u>Last Revision Date</u>
●	Sketch SK-1	Comparison of the length and height of the proposed Parth Knoll's Building #1 with Deerfield Building # 1 Front Elevations	8/2/16
●	Sketch SK-2	Comparison of the length and height of the proposed Parth Knoll's Building #1 with Deerfield Building # 1 Rear Elevations	8/2/16
●	Sketch SK-3	Site Schematic Section Building elevations from The Woods, Hawks Avenue and the rear of Deerfield	8/2/16
●	Pictures-Hawkes Avenue.	Visual Context. Pictures along Hawkes Avenue. A Binder of the Pictures are included. Larger pictures will be presented to the Planning Board at the meeting.	9/7/16
●	Building No. 1.	A 11" x 17" colored rendering of Building No. 1 is being presented to the Planning Board <u>only</u> to illustrate the proposed building's colors and materials, listed in the Exterior Finish Schedule, Option No. 2.	4/8/16
●	Building No. 1.	Refer to Architectural Drawing No. A-106, 8/2/16, for the proposed Front Elevation of Building No. 1.	8/2/16
●	Building No. 1.	A 11" x 17" colored rendering of Building No. 1 is being presented to the Planning Board <u>only</u> to illustrate the proposed building's colors and materials listed on the Exterior Finish Schedule, Option No. 1.	4/8/16
●	Building No. 2.	Refer to Architectural Drawing No. A-206, 8/2/16, for the proposed Front Elevation of Building No. 2.	8/2/16

The Applicant has not finalize the color or material selection, in that both buildings may be the same color and use of same materials, or Building No. 1, may utilize Option No. 2 and Building No. 2 may utilize Option No. 1.

5. Binders.
A. Traffic Report.

Response to David H. Stolman of Frederick P. Clark Associates, Inc.
Memorandum to the Town of Ossining Planning Board, dated June 15,
2016, Traffic, No. 4.b.

Mr. Stolman requested the Applicant's Traffic Consultant's analysis of the project's potential impact upon the intersection of Rt. 9A and Croton Dam Road.

Enclosed is the Traffic Consultant's report dated August 1, 2016, of the analysis of the project's potential impact upon the intersection of Rt. 9A and Croton Dam Road, prepared by James Garofalo, AICP, CTP of Tim Miller Associates, Inc.

B. **Environmental Assessment Form.**

Third (3rd) revision, dated August 8, 2016, to the Project's Environment Assessment Form, based on changes made to the drawing presented to the Planning Board. Further modifications and additions will be required to the form as the application moves through the Planning Board approval process.

C. **Visual Context.**

Pictures along Hawkes Avenue.

PDFs of the plans, drawings, and reports are being sent under separate cover via e-mail to the Town of Ossining Planning Department to the attention of: sanelli@townofossining.com.


At the meeting of August 3rd, David A. Stolman requested that the Applicant send a complete set of the plans and reports stated herein, under separate cover via Fedex, to the following consultants: David H. Stolman, Dan Ciarcia, and Stephen Coleman. In addition, to the three (3) Town Of Ossining Consultants, Applicant has mailed via FedEx a complete set of said plans and reports to Ingrid M. Richards, Chair and the four (4) Planning Board Members.

Based upon this submission, it is the Applicant's opinion that it has satisfactorily responded to all of the questions and comments from the Planning Board, their consultants, and the Public., including Mr. Stolman's three (3) comments of June 15, 2016.

Please place Parth Knoll on the agenda for the September 7, 2016, Planning Board Work Session meeting, and the September 21, 2016 Planning Board Public Hearing meeting.

If there are any additional materials that will be required prior to the presentation at the September 7, 2016 Planning Board Work Session Meeting, please advise.

Very truly yours,
Parth Knolls, LLC

By: 
Anthony P. Beldotti, Managing Member

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

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