

**PARTH KNOLLS, L.L.C.**  
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**RECEIVED**

APR 11 2016

Town of Ossining  
Building & Planning Department

*by M. Conn*

VIA HAND DELIVERY

April 11, 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 Meeting of April 20, 2016. Plans/drawings being submitted by Site Design Consultants are only those that have been revised. Sheets prepared by Site Design Consultants do not have a revision date. They will be added upon final approval. A complete set of all plans/drawings is being submitted by the architectural firm, ARQ. HT, LLC, with a revision date of April 8, 2016.

Please note the following responses to comments made by Messrs. Stolman, Hoefflich, and Ciarcia at the meeting of March 16, 2016:

Response 1 to Mr. Stolman:

- Information was removed from the Architect's Drawing Sheet A-100 and transferred to Site Design's Sheet T-2.

Response 2 to Mr. Stolman and Mr. Cipolla regarding sight distances:

- The site access remained in the location specified in the previous submission of March 16<sup>th</sup>, drawing C-106. The current layout of the site access is the best possible location. One reason it could not be moved is due to sight distance. As it sits, the site access is located at the crest of Hawkes Avenue. This allows for the best possible sight distance along Hawkes Avenue; if the site access were to shift southward, as suggested, the maximum available sight distance for the access point would be reduced. Another reason for not shifting the site access southward is that the driveway would not be able to meet the required driveway grade to reach the onsite facilities.
- In the previous submission, the sight line was taken from the vehicle waiting to exit and not from the centerline of the road.

- The sight distances shown on the previous submission were the calculated required minimum sight distances available for the northern entrance, not the maximum available sight distance for the northern access, which distance extends beyond the limits of the survey. This was indicated in the Note on this drawing C-106 in the previous submission. The drawing C-106 has been revised to show the maximum available site distance within the limits of the survey and a table has been added to the sheet giving the exact numbers available.
- See copy, in Binder No. 2, for the most recent memorandum response, dated April 7, 2016, from Steven T. Cipolla, of Frederick P. Clark Associates, Inc., pertaining to the Site Access and Site Distance Plan for the Development, stating that they are acceptable, except that the driveway should be slightly shifted to the south to accommodate the curb radius; and

Response 3 to Mr. Hoeflich regarding reuse of rainwater:

- Rainwater reuse was already part of the project plans, as shown on Sheet C-103 and C-508, Cistern Detail Plan. A cistern was proposed to capture runoff from some of the buildings and other sections of the site. Additionally, all of the practices used are listed by NYS DEC as either green practices, or standard practices with Rrv capabilities. All of the practices selected will contribute towards the green initiative and runoff reduction requirements instituted by the NYS DEC. The practices proposed for the site that meet these requirements have been listed below:
  - Cistern - Shown on Sheet C-103
  - Rain Garden - Shown on Sheet C-104
  - Porous Pavers - Shown on Sheet C-103
  - Infiltration Chambers - Shown on Sheet C-105

Response 4 to Mr. Ciarcia regarding stormwater:

- The pipes slopes are at the greatest possible slope. This was done to maintain the required separation from the groundwater found on the site. Despite their gradual slope, the pipes have been sized to accommodate peak flows.

# 1. Drawings Set No.1.

Prepared by Site Design Consultants

<u>Drawing/Sheet</u>		<u>Last</u>		<u>Revision</u>
<u>Number</u>	<u>Title</u>	<u>Date</u>	<u>New</u>	<u>Date</u>
• Sheet No. T 2	Title Sheet 2	3/7/16		
• Sheet C-101	Site Plan	3/7/16		

1. Note No. 1. Added to the Site Plan stating that the proposed four land-banked parking spaces, Nos. 59,60,61, and 62, would be constructed in conjunction with the construction of the provided 108 parking spaces for a total of 112 parking spaces being provided; and  
 2. Bicycle Racks. The addition of Bicycle Parking racks, near the pool area, pursuant to comment by Westchester County Department of Planning Letter of March 7, 2016.

- Sheet C-103      Erosion & Sediment

**1. Note No. 1.** Added to Sheet C-103 that; construction trucks exiting the site bound for Route 9A northbound (toward Peekskill) shall use the NYS Route 134 until such time as Route 9A no longer has any posted height restriction northbound on the right lane under Hawkes Avenue.

● Sheet C-104      Utility Plan

3/7/16

**1. Sanitary Sewer Connection.** Formerly "Alternate C", now showing the connection of the sanitary sewer service for Parth Knolls to the lift pump station located on Fawn Court.

● Sheet C-105      Water Main Loop Plan

3/7/16

**1. Looping of Water Service.** As discussed at a meeting held on March 15, 2016 with the Village and Town of Ossining Engineers, Sheet C-105 shows the proposed Looping of the Water Main from the new hydrant, installed by Parth Knolls, on Hawkes Avenue to the first fire hydrant located in The Woods in Westchester Condominium Development.

**2. Sufficient Water Supply.** At the meeting, the engineer for the Village of Ossining stated that the Village of Ossining Water's system had sufficient water to supply the proposed project.

**3. Shared Cost and Responsibility of Looping Water System.** It was agreed that the looping of the water system from the new hydrant located on Hawkes Avenue to the first hydrant in the Woods of Westchester Condominium would be a shared responsibility and installed at a cost to be shared by the Parth Knolls and the Village of Ossining. The looping of the water system would be a substantial benefit to the Woods in providing the Woods with a back-up water supply in the event their main water supply off of Rt 134 was disrupted. Sheet C-105 was previously labeled, Grading Plan, which was moved to a new number.

● Sheet C-301      Profiles

1/25/16

● Sheet C-302      Utility Profiles

1/25/16

2. **Binder No.1.**

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

- Response, dated April 4, 2016, to questions related to the Wetlands and Landscaping Plans raised at the Public Hearing of March 16, 2016; and
- Response, dated March 14, 2016, to the question raised regarding the various Green Infrastructure and Environmental Measures that will be incorporated into the Parth Knolls Multi-Family Residential Project and its Site Development Plan.

3. **Binder No. 2.**

Prepared by James Garofalo, AICP, CTP, Director of Transportation Division of Tim Miller Associates, Inc.

- Response, dated March 29, 2016, to Memorandum dated March 16, 2016 by Steven Cipolla of Frederick P. Clark Associates, Inc. regarding Traffic; and
- Report dated March 18, 2016 in response to a public comment at the February 18, 2016 Planning Board Meeting that proposed on-site parking for the Parth Knolls Multi-Family Residential Project is inadequate; and

- Copy of a response dated April 7, 2016, from Steven T. Cipolla, of Frederick P. Clark Associates, Inc., pertaining to the Site Access and Site Distance Plan for the Project, stating that they are acceptable, except that the driveway should be slightly shifted to the south to accommodate the curb radius; and
- The Owner's Engineer's reasons for not shifting the curb radius.

4. **Binder No. 3.**

Prepared by Jon P. Dahlgren, Senior Geologist of Tim Miller Associates, Inc.

- Report dated March 7, 2016 on sampled surface water at 87 Hawkes Avenue, Ossining, New York.

5. **Binder No. 4.**

Prepared by Ann Cutignola, AICP, Senior Planner of Tim Miller Associates, Inc.

- **School Report.** Fiscal Analysis Report, dated April 7, 2016, forecasting the projected Gross Tax Revenue, and the Net Excess in Tax Revenue, and the anticipated school age children enrolling in the Town of Ossining School District. Consultant held a telephone conversation with the Superintendent of Schools for the Ossining School District, Raymond Sanchez, in which the Superintendent indicated that the project was good for the Ossining community and would bring increased tax revenue to the District.

6. **Drawings Set No. 2.**

Prepared by ARQ. HT, LLC

<u>Drawing/Sheet Number</u>	<u>Title</u>	<u>Last Date</u>	<u>New</u>	<u>Revision Date</u>
<b><u>Building No. 1:</u></b>				
● Drawing A-101	Proposed Building #1 Basement Floor Plan	1/25/16		4/8/16
	1. <b>Addition</b> of Bicycle Parking racks pursuant to comment by Westchester County Department of Planning Department Letter of March 7, 2016.			
● Drawing A-102	Proposed Building #1 First Floor Plan	1/25/16		4/8/16
	1. <b>Removal</b> of door to study of Apartment 203.			
● Drawing A-103	Proposed Building #1 Second Floor Plan	1/25/16		4/8/16
● Drawing A-104	Proposed Building #1 Upper Level Floor Plan	1/25/16		4/8/16
● Drawing A-105	Proposed Building #1 Roof Plan	1/25/16		4/8/16
● Drawing A-106	Proposed Building #1 Front and Rear Elevations	1/25/16		4/8/16
	1. <b>Addition</b> of composite board shingles to dormers and decorative cap to exhaust			

chimneys.

- Drawing A-107      Proposed Building #1  
Left and Right  
Side Elevations      1/25/16      4/8/16
- 1. Addition of composite board shingles to dormers and decorative cap to exhaust chimneys.

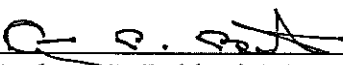
**Building No. 2:**

- Drawing A-201      Proposed Building #2  
Basement Floor Plan      1/25/16      4/8/16
- 1. Addition of Bicycle Parking racks pursuant to comment by Westchester County Department of Planning Department Letter of March 7, 2016.
- Drawing A-202      Proposed Building #2  
First Floor Plan      1/25/16      4/8/16
- Drawing A-203      Proposed Building #2  
Second Floor Plan      1/25/16      4/8/16
- Drawing A-204      Proposed Building #2  
Upper Level Floor Plan      1/25/16      4/8/16
- Drawing A-205      Proposed Building #2  
Roof Plan      1/25/16      4/8/16
- Drawing A-206      Proposed Building #2  
Front and Rear  
Elevations      1/25/16      4/8/16
- 1. Addition of composite board shingles to dormers and decorative cap to exhaust chimneys.
- Drawing A-207      Proposed Building #2  
Left and Right Side  
Elevations      1/25/16      4/8/16
- 1. Addition of composite board shingles to dormers and decorative cap to exhaust chimneys.

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@townofossining.com](mailto:sanelli@townofossining.com).

I would appreciate your distribution of the enclosed materials to the Planning Board Members and Consultants for their meeting of April 20, 2016. Also, the Applicant requests that the Planning Board Vote at this meeting on the following: [1] to become Lead Agency for this application; and [2] to close the Public Hearing.

Very truly yours,  
Parth Knolls., LLC

By:   
Anthony P. Beldotti, Managing Member

cc: David E. Venditti, Esq., without enclosures.  
87.Transmittal.Submission for Meeting of April 20.2016.Hawkes .REV.4.11.16.wpd