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April 8, 2021

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Town of Ossining
Building & Planning Department

Via Email (bldgdept@townofossining.com)

Chairman Ching Wah Chin & Members of the Planning Board
Town of Ossining
16 Croton Avenue
Ossining, NY 10562

Re: **Application of Hudson Park Group, LLC, successor to Glenco LLC, (the "Applicant") for the rezoning of property located at 40 Croton Dam Road, Ossining, NY and known as the River Knoll multifamily development (the "Project")**

Dear Chairman Chin and Members of the Planning Board:

We represent Antonio Santucci and Marisa Caruso. Please allow this letter to be made part of the record in the above matter regarding the scope for the SDEIS for the Project. Please note that while we are submitting topics/impacts to be reviewed and studied as part of the SDEIS, we do not waive our objections or rights regarding this Project. To that end, as a follow up to our comments made at the public hearing on April 7 before your Board, we ask that the following be reviewed and studied as part of the SDEIS:

- Study of breakdown emergency lane parallel to Grandview Avenue as it is prone to flooding
- Full grading plan showing cut and fill areas
- Geotechnical information on location of rock and springs
- Cut and fill quantities
- Number of trucks to remove materials off-site
- Time period of the excavation
- Whether blasting will occur and if so, its magnitude
- Location of guest parking – none are shown on plan
- Overall hydrologic study including required NYS DEC downstream analysis
- Analysis of excess water runoff volume per storm as well as any peak flow changes for a range of storms
- Full NYS DEC Stormwater Pollution Protection plan (SWPPP) with computations on all storms up to the 100-year event

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- Water demand, fire demand, and peak hourly domestic demand with effect on water supply system
- Location of all sewers – will the municipality be responsible for maintenance of the sewers and appurtenances?
- If sewer pump stations are required who will maintain these – the municipality?
- Materials storage areas
- Security fencing and related security measures
- Show erosion control systems throughout
- Show landscaping plans
- Location of all trees with identification of species and health by certified arborist
- Determination of number of trees to be removed and disposition of such
- Compilation of disturbance of steep slopes in various categories including slopes over 25%
- View transects from all neighboring properties in winter setting where there are no leaves.
- Complete grading plans of conventional layout of current zoning to determine feasible lots under current zoning
- Expand the area of soil samples and borings to ensure there are no harmful contaminants in the soil or bedrock. It is our understanding that the original boring and soil samples were only taken from a limited area of the property where the original proposed buildings would sit and in the storm water management area. The scope needs to be expanded to test the soil more thoroughly.
- Comprehensive lighting plan and mitigation
- Provide landscape buffers to preserve privacy and scenic views.

We reserve our rights to supplement the record in this matter as more information becomes available or provided by the Applicant. We ask that we be notified of any public meetings or public hearings regarding this matter. Thank you.

Very truly yours,

BLEAKLEY PLATT & SCHMIDT, LLP

s/ Lino J. Sciarretta

Lino J. Sciarretta

cc: Christie Addona, Esq. *(via email)*
Supervisor Levenberg and Town Board *(via email)*