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August 16, 2018

Town of Ossining  
Planning Board  
John-Paul Rodrigues Operations Center  
101 Route 9A - P.O. Box 1166  
Ossining, NY 10562

**RE: The Learning Experience  
530 North State Road  
Ossining, New York  
Jarmel Kizel Project Number: TLENY-S-17-155**

Dear Sir\Madam:

The following details our responses to the technical review comments provided by Township professionals. For ease of review, each comment is repeated in italics and our responses are in **bold**.

**F.P. Clark Planning Review dated June 20, 2018**

Jarmel Kizel Architects and Engineers, Inc. has received your comment dated June 20, 2018, for the above-noted project and our response is as follows:

1. The question is posed as follows:  
Section 200-18.D (2) of the Zoning Law states:

*"(2) Between any nonresidential use and a residentially used lot or residentially zoned lot, a buffer area at least 20 feet wide with native, noninvasive landscape screening shall be provided. Such plantings shall be a mix of evergreen shrubs, and coniferous and deciduous tree species. Said coniferous trees shall have an initial height of at least six feet, said deciduous trees shall have a minimum caliper of four inches as measured 12 inches above finished grade, and said trees shall have an expected ultimate height which suits their intended purpose and shall be planted close enough to form a visual barrier, At the sole discretion of the approval authority, a six-foot-high wall or fence, suitable in appearance to the surrounding area, may be substituted for or be required to supplement the landscape plantings as a visual barrier for the residential property from the nonresidential use All fences shall be installed with the more attractive side facing neighboring properties."*

Instead of the 20-foot wide buffer area and above mentioned landscaping, a 6-foot high vinyl fence is proposed along the rear property line, with wetland mitigation plantings in the southeasterly corner to the site. The Planning Board should determine whether the Applicant's proposal satisfies the above quoted requirement.

**Response: The plans have been revised to provide a 20-foot buffer from the rear property line.**

2. The question is posed as follows:

Section 183-12.G of the Tree Protection chapter of the Town Code states:

*"G. In connection with ail subdivision and site plan applications, the project shall meet the minimum requirement of the replacement of 50% of the total aggregate diameter of trees proposed for removal with new trees in accordance with a plan for tree replacement. Tree replacement shall be required on site unless the approving authority determines that, because of site constraints, it is impracticable or impossible to fully meet this mitigation requirement on site, in such case, upon the establishment of a tree bank and/or a tree bank fund by resolution of the Town Board, the approving authority may consider the off-site mitigation of planting in the tree bank or the payment of a fee to the tree bank fund to satisfy the unmet portion of the tree replacement requirement, implementation of any off-site planting plan shall require prior approval by the Town Board."*

It appears that nine trees are proposed for removal. However, the plan is not clear enough for us to calculate the combined caliper of these nine trees. As a start, the sizes of the nine trees proposed to be removed should be clearly indicated on the site plan. Further, the site plan should show compliance with the above quoted section.

**Response: No tress are proposed for removal as part of this project. Existing trees will remain and will be protected as noted on the revised Landscape Plan.**

4. The question is posed as follows:

The site plan should show sight distance measurements at the proposed driveway entrance on North State Road.

**Response: A Sight Distance Exhibit consisting of two (2) drawings prepared by Stonefield Engineering has been prepared and provided with this submission.**

5. The question is posed as follows:

The Lighting Plan should be modified as follows:

- a. It should state that, "All lighting shown on this plan shall be directed and/or shielded so as to preclude objectionable glare from being observable from adjoining streets and properties."
- b. It should specify that, "The outdoor lights shall be LED and shall not be incandescent or halogen."
- c. It should specify that, "The outdoor lights shall be on motion sensors from dusk until dawn and shall not be on unless motion activated."
- d. It should specify that, "The color temperature of the outdoor lighting shall be less than or equal to 3,000 degrees Kelvin."

**Response: The requested notes have been added to Drawing C-650.**



6. The question is posed as follows:

The application includes a Landscape and Wetland Mitigation Plan which we are in the process of reviewing. This plan should show the 50-foot wide wetland (i.e., watercourse) buffer boundary. Further, the other drawings in the plan set should also show the respective boundaries of the wetland and buffer.

**Response: All plans now show the 50-foot wide wetland buffer.**

7. The question is posed as follows:

The Landscape and Wetland Mitigation Plan should bear the following note:

*"All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use of the site. All vegetation not so maintained shall be replaced with new comparable vegetation at the beginning of the next growing season."*

**Response: The requested note has been added to the Landscape Plan.**

8. The question is posed as follows:

The Applicant should provide the locations, dimensions, materials, colors, typefaces and any illumination associated with all proposed signage.

**Response: The Site Plan indicates the locations of the ground signage and building mounted signage. Detail Sheet C-901 provides for dimension, materials, colors and other characteristics of the ground sign. Architectural Elevations provide detail on the building mounted signage.**

9. The question is posed as follows:

The Solid Vinyl Fence detail should address the proposed color of the fence. Further, a detail of the fence proposed for the interior of the site should also be provided.

**Response: The proposed solid vinyl fence is white color. The interior fence is proposed 4' high chain link fence. See Site Plan and Detail Sheet C-900.**

10. The question is posed as follows:

The site plan should identify the proposed surfacing material for the play area.

**Response:**

**The requested information has been provided. The preschool playground will be constructed of poured in place rubberized play area surface. The infant/toddler playground will be constructed of artificial turf play area surface.**

11. The question is posed as follows:

A vehicle turning template should be shown on the site plan to prove that large trucks can traverse the proposed layout for the site.

**Response: The Site Plan, C-300, indicates the turning movement of a typical garbage truck. In addition, the user will specify pick-up times for garbage to occur during off hours.**

12. The question is posed as follows:

Any application materials specified in Section 55-6 of the Architectural Review chapter which are not currently part of the application, should be submitted by the Applicant.

**Response: Comment is noted and Applicant will supply prior to the public hearing any additional information determined necessary by the ARB.**

13. The question is posed as follows:

For the safety of the children (and others), the site plan should be revised so as to provide a wide, protected walkway instead of parking spaces in front of the main doors to the building.

**Response: The parking spaces are located in front of the building to provide a safer path for the parents and children during drop-off and pick-up. It's safer for parents to park directly in front of the TLE to walk their children into/out of the main entrance. It is the Applicant's preference to keep this parking space.**

14. The question is posed as follows:

The site plan should be revised by means of showing a proposed sidewalk along North State Road along the frontage of the site.

**Response: The sidewalk has been extended along North State Road as requested.**

#### **Ciarcia Engineering Review dated June 20, 2018**

1. The question is posed as follows:

Provide additional detail on how the upstream end of the 48 inch will be protected.

**Response:**

**The requested information has been provided. 6'L x 3'W x 3'H gabion baskets are proposed to protect the upstream end of the 48" CMP. See Drawing C-400.**

2. The question is posed as follows:

Provide an evaluation of the condition of the existing 48 inch pipe.

**Response:**

**We propose to videotape the pipe prior to and after construction.**

3. The question is posed as follows:

A sidewalk should be added to the plans to connect the sidewalks adjacent to the property.

**Response:**

**The sidewalk has been extended along North State Road. See Drawing C-300.**

4. The question is posed as follows:  
Show the location of sewer clean out.

**Response:**

**The sewer cleanout is indicated on revised Drawing C-300**

5. The question is posed as follows:  
Provide a watermain wet tap detail, and submit to the Village Water Department for their review.

**Response:**

**The wet-tap tie-in detail has been provided on Drawing C-902.**

We trust that our responses adequately address your comments posed. Please do not hesitate to contact our office with any questions or additional comments.

Sincerely,

**Jarmel Kizel Architects and Engineers, Inc.**



Gerard P. Gesario, PE  
Director of Civil Engineering

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