



Design & Construction Consultants

June 14, 2016

Ms. Ingrid Richards, Planning Board Chairperson
TOWN OF OSSINING PLANNING BOARD
Town of Ossining
Route 9A – P. O. Box 1166
Ossining, New York 10562

Re: Bethany Arts Community, 40 Somerstown Road
Section: 90.10, Block: 3, Lot: 27

Dear Ms. Richards and Honorable Planning Board Members,

As a summary of our upcoming June 15th Public Hearing, we would like to reiterate that as part of our approval process, we are also seeking a Special Permit from the Zoning Board of Appeals.

In our April Planning Board meeting, your Board declared its' intent to be "Lead Agency", and notice was issued to all interested parties on May 12, 2016. After having passed the 30-day grace period without objection from any other agencies involved in this process, the Town Planning Board can now, in fact, declare itself "Lead Agency".

The submittal package has remained unchanged with the exception of the following; comments and concerns expressed by Town Consultants such as additional landscaping, and removal of landscaping on meditation trail (shown on drawings as a result of a design conflict) were reviewed. Those comments have been addressed, as well as, Board Members' concerns in reference to light glare due to headlights on aisles, and designated an area for School-Bus parking, loading and unloading. Attached, we have provided (SK-1 and SK-2) a partial Site Plan Drawing showing those changes for your review and consideration.

As always, should you have any further comments or concerns, we invite you to contact our office directly so we can address the issue(s) immediately.

Sincerely,


Jorge B. Hernandez, R.A., A.I.A.
Managing Partner

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