

March 29, 2021

Hand Delivered

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

**Re: Revised Subdivision Drawings
Rinaldi Property Subdivision
Stormy Town Road
Langan Project No.: 190065801**

Dear Chairman Chin and Members of the Board:

Langan Engineering has been retained by Chocolate Sky, LLC the owner/applicant for the above referend subdivision to complete the Final Subdivision Approval process with the Town and obtain the necessary Health Department permits. Included with this submission are the following items:

- Ten sets of revised Site Plan/Subdivision Approval drawings dated 3/29/30
- Ten copies of the revise Subdivision Plat, latest revision dated 3/26/2021
- Updated Stormwater Pollution Prevention Plan

In reviewing these updated drawings you will note the following:

- The overall lot count has been reduce to 9 and the lots have been reconfigured.
- The stormwater management design has been modified. The underground detention system has been redesigned to more closely comply with the NYSDEC requirements.
- The existing open drainage system along Stormytown Road has been modified. The open portions of the channels closest to the road have been converted to a closed system with inlets, as suggested by your engineer and the Superintendent of Public Works. This eliminates an unsafe condition along the edge of Stormytown Road.

We understand there are open comments from your staff that need to be addressed and we fully intend to do respond to all open questions. However, we thought it was important to review these basic layout changes first.

We respectfully request to be placed on the next Planning Board agenda for the purpose of presenting these changes.

Respectfully submitted,
**Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.**



Charles Utschig, P.E.
Associate

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Enclosure(s): SPA drawings, Subdivision Plat, SWPPP

cc: M. Lukachko, D. Utschig, E. Kingsbury

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