



October 26, 2018

*Via Overnight Delivery*

Hon. Ching Wah Chin, Chairman,  
and Members of the Town of Ossining Planning Board  
John-Paul Rodrigues Operations Center  
101 Route 9A - P.O. Box 1166  
Ossining, New York 10562

**Re: Application of Briarcliff Manor Partners, LLC, for Site Plan and  
Architectural Approval and a Wetlands Permit  
The Learning Experience Child-Care Facility  
530 North State Road, Section 90.15, Block 2, lot 18  
Ossining, New York  
Jarmel Kizel Project Number: TLENY-S-17-155**

Dear Chairman Chin and Members of the Board:

This office represents Briarcliff Manor Partners, LLC (the "Applicant"), the contract vendee for the property located at 530 North State Road (the "Property"). We last appeared before your Board at its meeting of October 3, 2018. With this letter we are submitting revised plans and supporting materials to address the comments and concerns raised by the Board and its consultants. Enclosed are ten (10) paper copies and a USB flash drive with PDF files of the following:

1. A cover letter prepared by Matthew B Jarmel, dated October 11, 2018 which summarizes four (4) separate reports of prior environmental investigations conducted at the site. This letter responds to concerns raised by Stephen Coleman, the Board's environmental consultant.
2. Copies of the four (4) aforementioned reports of prior environmental investigations.
3. "Five Year Wetland and Wetland Buffer Monitoring and Maintenance Plan" prepared by Jay Fain and Associates, dated October 24, 2018.
4. "Watercourse Restoration and Invasive Species Removal and Control Narrative", prepared by Jay Fain and Associates, dated October, 2018.
5. "Stream Monitoring Data", prepared by Jay Fain and Associates, dated October 2, 2018.
6. Response to October 3, 2018 FP Clark Review Letter, prepared by Stonefield Engineering & Design, dated October 23, 2018.
7. Sight Distance Exhibit, Sheets 1 of 3 through 3 of 3, prepared by Stonefield Engineering & Design, dated October 23, 2018.

ARCHITECTURE  
ENGINEERING  
SPACE PLANNING  
INTERIOR DESIGN  
IMPLEMENTATION SERVICES

PRINCIPALS  
MARVIN JARMEL, IIDA  
MATTHEW B. JARMEL, AIA, MBA  
IRWIN H. KIZEL, AIA, PP  
RICHARD A. JARMEL, PE

NJ STATE BOARD OF  
ARCHITECTS CERTIFICATE OF  
AUTHORIZATION NUMBER 161

NJ STATE BOARD OF  
PROFESSIONAL ENGINEERS  
AND LAND SURVEYORS  
CERTIFICATE OF  
AUTHORIZATION NUMBER  
GA278177

42 Okner Parkway  
Livingston, NJ 07039

TEL: (973) 994-9669  
FAX: (973) 994-4069

[www.jarmelkizel.com](http://www.jarmelkizel.com)

8. Preliminary/Final Site Plan Set including Architectural Plans, prepared by Jarmel Kizel Architects and Engineers, with the following sheets:
- a. C-001 Cover Sheet (last revised 10/26/18)
  - b. C-100 Existing Conditions Plan (last revised 9/20/18)
  - c. C-200 Demolition Plan (last revised 9/20/18)
  - d. C-300 Site and Utilities Plan (last revised 10/26/18)
  - e. C-400 Grading and Drainage Plan (last revised 10/26/18)
  - f. C-600 Landscape and Wetland Mitigation Plan (last revised 10/18/18)
  - g. C-650 Lighting Plan and Details (last revised 10/26/18)
  - h. C-700 Soil Erosion and Sediment Control Plan (last revised 10/26/18)
  - i. C-900 Detail Sheet (last revised 9/20/18)
  - j. C-901 Detail Sheet (last revised 9/20/18)
  - k. C-902 Detail Sheet (last revised 9/20/18)
  - l. C-903 Detail Sheet (last revised 9/20/18)
  - m. SA-3.1 Space Plan Sheet (last revised 9/11/18)
  - n. SA-3.2 Exterior Elevations Sheet (last revised 10/16/18)
  - o. SA-3.3 Main Entry Details/Site Signage Sheet (last revised 9/11/18)
  - p. SA-3.4 Renderings Sheet (last revised 9/11/18)

We look forward to appearing at your Board's meeting on November 7, 2018, and anticipate 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.**

GPG/lb

Gerard P. Gesario, PE  
Director of Civil Engineering

cc: *Via Electronic Mail with Enclosures*  
Matthew B. Jarmel, AIA, MBA  
Alan S. Brandies  
Adam L. Wekstein, Esq  
Jay Fain, MS, PSS, CPESC, LERP  
Frank Filiciotto, P.E.

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