



May 18.2020

Town of Ossining Building
Planning Board
Mr. Ching Wah Chin and Board Members
P.O. Box 1166, 101 Route 9A
Ossining, NY 10562

Re: Marricco Residence
125 Morningside Drive
Ossining, New York 10562

Attached comments to your plan review and application dated May 6, 2020.

1. The septic plan prepared by the engineer and the site plan provided by the Architect does not show the proposed residence in the same location. A site plan Showing the final location of the residence should be provided. **(The engineers plan showing septic & architects plan, "Proposed Site Plan" has been coordinated and house is shown in same location, The "The Proposed Site Plan" has also been coordinated with the approved Plat Plan "VBS LLC subdivision" created in 2007, thus "Proposed Site Plan" shows the accurate location and orientation of the house. Driveway matches in all 3 plans as well).**
2. The top and bottom of wall elevations should be indicated on the site plan. The 4 Foot wall detail provided may need to be revised since the height of the required Walls may exceed four (4) feet. **(The top and bottom of wall elevations have been indicated on both the proposed site plan and retaining wall elevations. Wall detail revised accordingly).**
3. Provide a stabilized construction entrance between the proposed residence and The existing driveway. **(Stabilized construction entrance indicated on proposed site plan and detail added).**



Rui F. Arraiano & Associates, LLC

4. Provide an as-built survey indicating that the storm water improvements proposed On this lot associated with the subdivision have been constructed in compliance With the approved plans. **(As-built plan added as provided to us by the Town of Ossining, The enclosed is a filed and signed off plat plan).**

5. The VBS LLC subdivision created this this lot in 2007 (RO #28250). Note 1 on the filed plat requires site plan approval by the Planning Board if the house is moved from the approved location. The house is proposed in approximately the approved location; however, the driveway and orientation of the residence has changed. **(The house and driveway have been shown as per the approved VBS LLC subdivision created in 2007 (R.O. # 28250)).**

Please let me know if you have any further questions.

Respectfully,

Rui F. Arraiano, RA, AIA