

**PARTH KNOLLS, LLC**  
500 EXECUTIVE BOULEVARD, SUITE 203  
OSSINING, NEW YORK 10562  
Tel: (914) 762-7898 Fax: (914) 762-8251  
apbmgmt@aol.com

December 12, 2016

VIA EMAIL: Dstolman@fpclark.com

Mr. David H. Stolman  
Frederick P. Clark Associates, Inc  
350 Theo Fremd Avenue  
Rye, New York 10580

RE: Resolutions for the Approval of a Multi-Family Development  
Development and Applicant Name: Parth Knolls, LLC  
Location: 87 Hawkes Avenue, Ossining, NY 10562  
Section: 80.20, Block 1, Lot 15

Dear Mr. Stolman:

The Applicant, Parth Knolls, LLC, is resubmitting its comments of December 7<sup>th</sup>, in response to the draft resolutions referred to below, and has included the revisions as discussed at the Planning Board meeting of December 7, 2016, for the Planning Board's review and adoption at their meeting on December 21, 2016.

1. Resolution of Site Plan Approval. Draft 12-6-16:

a) Page 4, paragraph 1.b. and 1.c:

1. Eliminate. Applicant hereby request that paragraphs numbers 1.b. and 1.c be eliminate as the provisions stated in these paragraphs have they been previously responded to and approved.

b) Add new paragraph in this section, pertaining to the Memorandum dated December 7, 2016, from John Hamilton Building Inspector, Town of Ossining Building Department, stating that: based on my review of the Site Plan and the Recreation Plan, the project is in conformance with the Town of Ossining Zoning Code; and

1. Insert the drawing number C-113, into the list of drawings, titled Recreation Plan, last revision date 12.7.16, a copy of which the Board received on December 7, 2016

c) Page 4, last paragraph:

1. Insert the date of December 21, 2016 for the Public Hearing to be closed, as was agreed to at the December 7, 2016 Planning Board meeting; and
- d) Page 4 and 5, paragraph 1.d:
  - 1 Insert. Recreation Fee. The Planning Board has determined that a reasonable and prudent Recreation Fee, due from the Applicant for 53 apartments, shall be in the total amount of \$178,000.50; and  
  
The Recreation fee will be prorated and will only become due and payable to the Town of Ossining, by the Applicant, as, if, and when a Certificate of Occupancy is issued and received by the Applicant, for each apartment, in the amount of \$3,358.50 per apartment; and
  2. Insert. Applicant requests a revision to this section so it reads: “pursuant to the Building Inspector’s Memorandum dated December 7, 2016, the Children Play area, as shown on Sheet C-113 dated 12/7/2016, conforms to the Town of Ossining Zoning Code.”
- e) Page 5, paragraph 1.f.
  1. New Plan. See Applicant Construction Sequence Plan for the Planning Board’s review, at their meeting of December 21, 2016, and
  2. Add. 2<sup>nd</sup> line, add the word “reasonable” before the word “satisfaction” and substitute the words “Planning Board” with the words “Building Inspector”.
- f) Page 6, paragraph after 1.g.:
  1. Add to the end of the paragraph, “except for items on Page 5, paragraph 1.f”
- g) Page 6, paragraph 2.d.
  1. Add. At the end of the sentence after the word “operational”, “prior to the issuance of the last five (5) Certificates of Occupancy for the Development”.
- h) Page 6, paragraph 2.e.
  1. Add. Second (2<sup>nd</sup>) line, after the words “Certificate of Occupancy”, add “prior to the issuance of the last five (5) Certificates of Occupancy for the Development”.
- I) Page 7, paragraph 3.d. (4).
  1. Modification. Eliminate on the second (2) line “two (2)” and replace with three (3) years.
2. Resolution of Wetland Permit Approval. Draft 12-6-16:

- a) Page 4, 4<sup>th</sup> paragraph.
  - 1. Add. Public Hearing will be closed on December 21, 2016; and
- b) Pages 5 and 6, paragraph A.1.a through g, paragraph A. 2, and A.3
  - 1. Eliminate, paragraphs A.1.a through g, paragraphs A. 2 and A.3, pursuant Mr. Stephen W. Coleman's Memorandum dated December 6, 2016, stating that the applicant has complied with all of the Wetland requirements required by the Planning Board, including his referenced to his acceptance of \$22,102.00, as the amount of the Wetlands Maintenance Bond.
- c). Page 6, paragraph A.4.
  - 1. Modification. Based on the aforementioned Memorandum provided by Mr. Stephen W. Coleman's dated December 6, 2016, Applicant requests that this paragraph be revised accordingly and the amount of the Wetland Maintenance Bond be inserted in the amount of \$22,102.00; and

Applicant's Attorney will prepare an agreement that reasonably meets the requirements of the Town of Ossining Planning Board's Attorney.

- d) Page 6, paragraph B.4.
    - 1. Add. Second (2<sup>nd</sup>) line, after the words "Certificate of Occupancy", add "prior to the issuance of the last five (5) Certificates of Occupancy for the Development".
3. Resolution of Tree Removal Permit Approval. Draft 12-16-16:
- a) Page 3, fifth (5<sup>th</sup>) paragraph:
    - 1. Add. Public Hearing be closed on December 21, 2016; and
  - b) Page 4, Paragraph A.1.
    - 1. Add. Plan and Tree marking have been previously provided and approved. Trees will be removed based on the Consolidated Planting Plan, prepared by Steve Marino and Site Design Consultants, last revision dated 11/2/2016.
  - c) Page 5, paragraph A.2.
    - 1. Substitute. Fifth (5<sup>th</sup>) line, eliminate the words "Planning Board" and substitute with the words "Building Inspector"
  - d) Page 5, paragraph C.2
    - 1. New Plan. See Applicant Construction Sequence Plan and narrative version, for review and adoption , at the Planning Board meeting of December 21, 2016.

4. Resolution of Architectural Review Board Approval. Draft 12-6-16:
- a) Page 3, fifth (5<sup>th</sup>) paragraph:  
Add. Date. The Public Hearing be closed on December 21, 2016.
  - b) Page 4, paragraph A.1  
Eliminate xxx and Insert. None
  - c) Page 4, 1<sup>st</sup> paragraph B.
    - 1. Add. Second (2<sup>nd</sup>) line, after the words "Certificate of Occupancy", add "prior to the issuance of the last five (5) Certificates of Occupancy".

Very truly yours,  
**Parth Knolls, LLC.**

By:   
Anthony R. Beldotti, Managing Member

CC: David Venditti

87.Planning Board Application & Fees. Meeting December 21, 2016-Comments to Resolutions-Site-Wetland-Tree-Arch.