

April 25, 2022

Via Electronic & Hand Delivery

Hon. Gareth Hougham, Chair
And Members of the Planning Board/ARB
Town of Ossining
John-Paul Rodrigues Operations Center
101 Route 9A – P.O. Box 1166
Ossining, NY 10562

**Re: *Welcome Homes NY Building Company LLC (“Applicant”)*
 68 Somerstown Road, Ossining, NY
 Tax Parcel 90.10-3-3.1 & 3.2 (“Property”)
 *Architectural Review Board Application***

Dear Chairperson Hougham and Members of the Planning Board/ARB:

In furtherance of the discussions at the April 20, 2022 Architectural Review Board meeting, we are enclosing a Letter Memorandum from the Project Landscape Architect, addressing various issues raised at the meeting. Specifically included in the Letter are transpiration calculations. These calculations demonstrate that at time of planting, the 40 proposed new trees are estimated to perform at close to 80% as compared to the existing 10 trees to be removed, including the Red Maple that has been the topic of extensive discussions. By year 3 (*i.e.*, within the planting guarantee period), it is estimated that 99% of the stormwater capacity of the removed trees will be achieved. Notably, these calculations do not take into consideration all the other proposed plantings, including an additional 98 shrubs, 307 perennials, and 0.2 acres of meadow planting that will be included on the Property, all of which will also contribute to stormwater mitigation.

Also enclosed is a revised Site Plan, prepared by Site Design Consultants, and last revised on April 22, 2022. The only change on the revised Site Plan is the correction to the height calculation in the Zoning Schedule. As discussed at the April 20th meeting, the proposed height has been revised to 27 feet, which was calculated using the definition in the Town Zoning Code of “Height, Building.”

We respectfully request to be placed on the May 4, 2022 ARB agenda to answer any further questions your Board may have, and for ARB approval of the single-family home.

We look forward to answering any questions the Board may have. Thank you for your consideration.

Respectfully submitted,

ZARIN & STEINMETZ

By:



Jody T. Cross

cc: Welcome Homes NY Building Company LLC (via email)