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&
CONSULTING, P.C.

November 26, 2018

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

Re: SPCA of Westchester
590 N. State Road
Ossining (T)

Dear Mr. Chin and Members of the Planning Board:

Regarding the above referenced Planning Board application, enclosed herewith are:

1. Ten (10) original signed and sealed sets of construction plans entitled "SPCA of Westchester, 590 N. State Road, Town of Ossining, Westchester County, New York" last revised November 26, 2018, all as prepared by Hudson Engineering and Consulting, PC, with the following sheets:

C-1	Existing Conditions Map	11/26/2018
C-2	Layout Plan	11/26/2018
C-3	Stormwater Management & Grading Plan	11/26/2018
C-4	Utility Plan	11/26/2018
C-5	Erosion & Sediment Control Plan	11/26/2018
C-6	Details	11/26/2018
C-7	Details	11/26/2018
C-8	Details	11/26/2018
SA-1	Slope Analysis & Tree Removal Plan	11/26/2018
TA-1	Truck Turning Analysis (Garbage Truck (SU-30))	11/26/2018
TA-2	Truck Turning Analysis (Delivery Truck (SU-40))	11/26/2018



Mr. Ching Wah Chin, Chairman
Members of the Planning Board
Town of Ossining
November 26, 2018
Page 2 of 5

TA-3	Truck Turning Analysis(Emergency Vehicle (Ladder Truck))	11/26/2018
SD-1	Sight Distance Plan	11/26/2018

2. Ten (10) sets of a landscaping plan entitled "SPCA of Westchester County, 590 N. State Road, Briarcliff Manor, NY 10510 – L1 – Planting Plan" dated November 21, 2018, as prepared by Elizabeth Hand-Fry Landscape Architect.
3. Ten (10) sets of a wetland mitigation plan entitled "SPCA of Westchester County, 590 N. State Road, Ossining, New York – SP-1 – Mitigation Plan" dated November 15, 2018, as prepared by Evans Associates Environmental Consulting, Inc.
4. Ten (10) copies of Part 1 of the NYSDEC Full Environmental Assessment Form (Long Form EAF).
5. Ten (10) sets of an elevation plan entitled "SPCA of Westchester County, 590 N. State Road, Briarcliff Manor, NY 10510 – SD201 – Schematic Exterior Design" dated November 13, 2018, as prepared by HCP Architects.
6. Ten (10) sets of an elevation plan entitled "SPCA of Westchester County, 590 N. State Road, Briarcliff Manor, NY 10510 – SD202 – Proposed Exterior Materials" dated November 13, 2018, as prepared by HCP Architects.
7. Ten (10) sets of an adjacent property photograph plan entitled "SPCA of Westchester County, 590 N. State Road, Briarcliff Manor, NY 10510 – Site Location and Information" dated November 19, 2018, as prepared by HCP Architects.

Our office has reviewed the November 7, 2018 comment memorandum from Frederick P. Clark Associates, Inc. and offer the following responses:

1. Drawing sheet SA-1 entitled 'Slope Analysis & Tree Removal Plan' has been revised to more accurately reflect the existing trees located onsite as well as the quantity of trees being removed as part of the application. A total of 33-trees are being removed, with a total aggregate diameter of 495-inches. Based on Section 183-12.G of the Town Code, our client must provide a minimum of 247.5-inches of replacement trees throughout the site. To address this comment, a landscaping



Mr. Ching Wah Chin, Chairman
Members of the Planning Board
Town of Ossining
November 26, 2018
Page 3 of 5

plan, sheet L-1, entitled 'Planting Plan' has been provided as part of this submission, outlining the location of all newly proposed trees and decorative plantings. The total number of new trees being provided comes to approximately 183-inches, just under the 247.5-inch requirement. Due to the limited space and budget for this application, it is not possible to meet the 50% requirement. In order to meet this condition, the SPCA proposes to establish a tree bank fund with the Town of Ossining and pay the required fee to offset the 64.5-inch difference.

2. Drawing sheet SD-1 entitled 'Sight Distance Plan' has been included in the submission package for your review. The existing sight distances to the north and south greatly exceed the required minimum calculated stopping sight distances in each direction.
3. A 25-foot wide landscape screening easement currently exists between the SPCA property and the Stone Creek residential development, which can be accessed by both the SPCA and the Stone Creek HOA. The existing easement currently contains a +/-6-foot high landscaped berm, with white pines planted along the top. The existing berm and associated plantings currently meet the 20-foot landscape buffer requirement as outlined in Section 200-18.D(2) of the Town Code.
4. A lighting plan is in the process of being prepared and will be included in the subsequent submission package for your review.
5. As previously mentioned, drawing sheet L-1 entitled 'Planting Plan', has been included in the submission package for your review.
6. The Tree Removal table on sheet SA-1 entitled 'Slope Analysis & Tree Removal Plan' has been revised to include an additional column outlining the condition of each tree being removed.
7. Drawing sheet SP-1 entitled 'Mitigation Plan' has been included in the submission package for your review.
8. Drawing sheet C-1 entitled 'Layout Plan' has been revised to include an additional callout for the proposed exercise run located to the rear of the proposed building.



Mr. Ching Wah Chin, Chairman
Members of the Planning Board
Town of Ossining
November 26, 2018
Page 4 of 5

9. All requested locations, dimensions, materials, colors, typefaces and illumination associated with the proposed building signage has been included in the submission package for your review.
10. Three separate truck turning analyses were prepared for this application for your review as follows:
 - a. Drawing sheet TA-1 entitled 'Truck Turning Analysis (Garbage Truck (SU-30))', has been included in the plan set demonstrating that an average garbage truck, similar in size to a 30-foot long single unit box truck (SU-30) is capable of entering the property, maneuvering through the parking lot, accessing the proposed trash enclosure, and subsequently exiting the property. A cut sheet of a typical SU-30 box truck has been included on the plan sheet as well.
 - b. Drawing sheet TA-2 entitled 'Truck Turning Analysis (Delivery Truck (SU-40))' has been included in the plan set demonstrating that a large, 40-foot long, single unit box truck (SU-40) is capable of entering the property, turning around within the constraints of the proposed parking lot, backing into the proposed loading area and subsequently exiting the property. A cut sheet of a typical SU-40 box truck has been included on the plan sheet as well.
 - c. Drawing sheet TA-3 entitled 'Truck Turning Analysis (Emergency Vehicle (Ladder))' has been included in the plan set demonstrating that a Briarcliff Manor Fire District ladder truck is capable of entering the property, maneuvering through the parking lot to be parallel to the front of the proposed building, and subsequently turning around and exiting the property. A cut sheet of the ladder truck utilized by the Village of Briarcliff Manor Fire District has been included on the plan sheet as well.
11. All outstanding application materials specified in Section 55-6 of the Architectural Review chapter of the Town Code have been included in this submittal for your review.
12. All details for the required items which previously referred to the architectural plans have been included on detail sheets C-6, C-7 and C-8 of the revised plan set. All



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Mr. Ching Wah Chin, Chairman
Members of the Planning Board
Town of Ossining
November 26, 2018
Page 5 of 5

associated callouts referring to the architectural drawings have been removed from the plans.

13. Architectural drawing sheet SD-201 has been revised accordingly, to include additional height dimensions, colors of materials, and location and details for all building-mounted signage.
14. All details associated with the proposed trash enclosure have been included on detail sheet C-7, for your review.
15. As with the current operations, all animal waste will be promptly picked up by the SPCA employees/volunteers and be disposed of in trash receptacles located throughout the property. In order to provide additional treatment for the stormwater runoff from the proposed exercise runs, a series of stone treatment diaphragms have been located down gradient of each area. The relevant sections of the Long Environmental Assessment Form have been revised accordingly.

We hope that the above responses and associated enclosures have adequately addressed all of your concerns. We look forward to further discussing this project with you at the next Planning Board meeting and address any additional questions the board may have at that time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Collins", is written over a faint, stylized blue line graphic.

Daniel Collins, E.I.T
Project Engineer