



John Kellard, P.E.
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VIA HAND DELIVERED

April 1, 2024

Planning/Architectural Review Board
Town of Ossining
John-Paul Rodrigues Operations Center
Route 9A
Ossining, New York 10562

Attn: Ms. Carolyn Stevens,
Chairperson

RE: Architectural Review and Preliminary Site Plan Review Application
Michael & Lisa D'Onofrio
2 Hillcrest Drive, Lot 59.2
Ossining, New York 10562
Parcel ID 90.19-2-59.2

Responses to Nelson Pope Voorhis March 14, 2024 Review Memorandum

Dear Chairperson Stevens:

On behalf of our clients, Michael & Lisa D'Onofrio, KSCJ Consulting is pleased to submit five (5) copies (unless noted otherwise) of the following revised plans and documents, in support of the Architectural Review Board Application for a proposed new single-family home to be located at 2 Hillcrest Drive (Lot 59.2). A pdf of the entire submission has also been emailed to the Town Planning/Architectural Review Department.

- Engineering Plans, prepared by KSCJ Consulting, dated (last revised) April 1, 2024:
 - Sheet C-100 Existing Conditions Plan
 - Sheet C-110 Site Layout and Lighting Plan
 - Sheet C-120 Grading, Utility & Erosion and Sediment Control Plan
 - Sheet C-130 Slope Disturbance Plan
 - Sheet C-140 Comparison Plan
 - Sheet C-150 Neighboring Adjoining Plan
 - Sheet C-210 Landscaping Plan
 - Sheet C-220 Landscaping Details and Notes

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

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- Sheet C-300 Driveway Profile
 - Sheet C-500 Erosion and Sediment Control Details
 - Sheet C-501 Construction Details
- Lighting Manufacturer's Cut Sheets
- Samples of Building Materials and Colors [one (1) sample each]
- Butler Resolution of Minor Subdivision Plat, Steep Slope Permit, and Tree Removal Permit Approvals, dated November 15, 2017

We are in receipt of the above-referenced review memorandum and offer the following annotated responses to each of the relevant comments:

GENERAL AND PROCEDURAL COMMENTS

1. Comment noted. It is our understanding that the public hearing will take place at your Board's April 17, 2024 meeting.
2. As noted in the attached "Butler Resolution of Minor Subdivision Plat, Steep Slope Permit and Tree Removal Permit Approvals", dated/adopted November 15, 2017, the Planning Board adopted a Negative Declaration under SEQRA for the proposed subdivision and development of the subject lot. A Full Environmental Assessment Form (EAF) was reviewed by the Planning Board and the Board determined that the project will have no significant adverse impact on the environment. In addition, the proposed dwelling has been reduced in size as compared to the dwelling presented as part of the subdivision process. Overall site disturbance, steep slope disturbance, and the size of the septic system have all been reduced with the current proposal. Finally, an additional nine (9) trees are currently proposed as compared to the previous subdivision plans, bringing the total number of proposed trees to twenty-two (22).
3. A Zoning Compliance Table has been added to Sheet C-110. All bulk requirements of the R-30 One-Family District have been met, and no variances are required.
4. A Steep Slope Permit was applied for, and granted, as part of the subdivision and site development review process. As Sheet C-130 indicates, steep slope disturbance is being reduced by 750 s.f. with the current proposal as compared to the previous subdivision plan.
5. The driveway grade for the subject lot was the subject lot of much discussion during the subdivision process. The (previous) owner was required to present driveway grade alternatives and analyze

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the additional grading (fill) that would be required by reducing the driveway grade to 10% and 12% from the 13.9% maximum originally proposed. After review of the alternative driveway grade plans, the Planning Board and Town Engineer determined that the proposed 14% grade was acceptable.

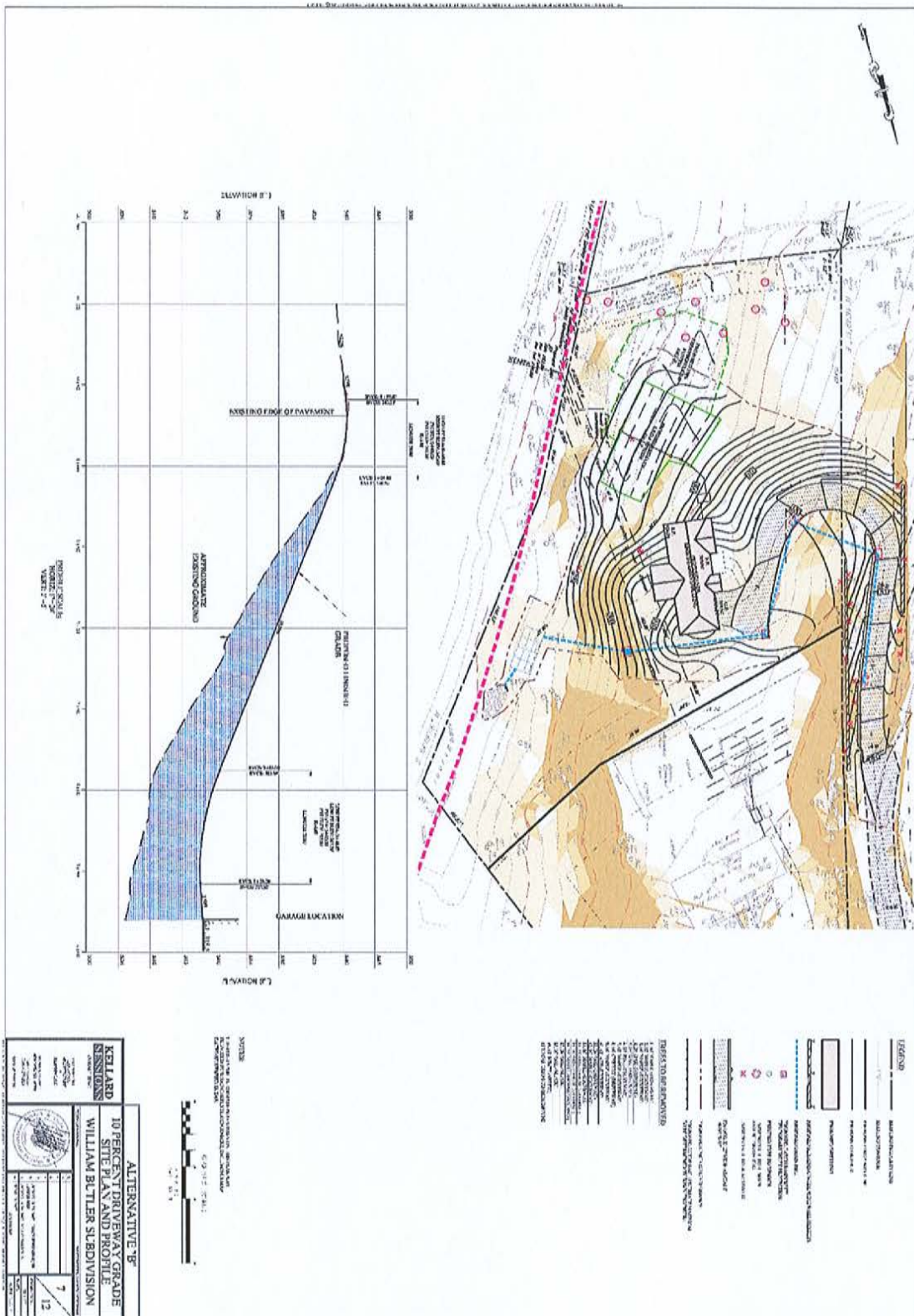
APPLICATION MATERIALS

1. Samples of materials, treatments, finishes/paint colors have been submitted with this package, and will be brought to the April 17, 2024 ARB Meeting.
2. A Zoning Compliance Table has been added to Sheet C-110. All bulk requirements of the R-30 One-Family District have been met, and no variances are required.
3. The Sediment & Erosion Control Plan (Sheet C-120) and Details (Sheet C-500) illustrate the trees to be protected, and the tree protection methods. All applicable landscaping standards outlined by the Town Code have been added as Sheet C-220.
4. Locations and heights of landscape screening materials have been shown on Sheet C-210. The only wall being proposed is in the rear of the dwelling. Wall heights and materials were previously submitted.
5. Manufacturer's cut sheets of the proposed lighting have been included with this submission. The lighting locations have been shown on Sheet C-110.
6. The tree calculations have been added to Sheet C-120. A total of 79 inches of tree diameter is required to be planted as mitigation for the seven (7) trees proposed for removal. As Sheet C-120 illustrates, twenty-two (22) new trees are proposed to be planted, with a total tree diameter of 80.5 inches.

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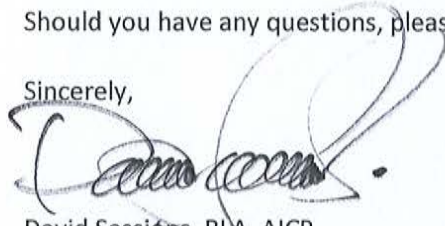
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By cover of this letter, we are respectfully requesting that this item be placed on the April 17, 2024 Architectural Review Board Agenda/Public Hearing for consideration of Board Approval.

Should you have any questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "David Sessions", with a large, stylized flourish extending upwards and to the right.

David Sessions, RLA, AICP
KSCJ Consulting

DS/dc

Enclosures

cc: Michael Velardo
Michael & Lisa D'Onofrio

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Project Docs P/OSDONOFRI0100/KSC Correspondence/2024-04-01_OSDonofrio100_Ossining PB&ARB_Stevens_Response Subm Ltr.docx