

RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

Gareth Hougham, Chairman and Members
Town of Ossining Planning Board
John Paul Rodrigues Operations Center
101 Route 9A – PO Box 1166
Ossining, New York 10562

November 29, 2021

Hand Deliver

Re: Subdivision prepared for Mark Picucci
Section 89.08, Block 1 Lot 78.1
51 Croton Dam Road
Town of Ossining, New York

Dear Hon. Chairman and Members of the Board:

Enclosed please find the following materials:

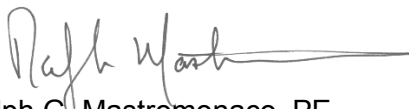
1. Application for Planning Board dated November 29, 2021,
2. Short Environmental Assessment Form dated revised November 24, 2021,
3. Letter from owner, Yellow Jug Corp., authorizing Ralph G. Mastromonaco, PE, PC, to make applications on his behalf dated November 29, 2021.
4. Check in the amount of \$5,000.00 for the renewed escrow account.
5. Ten (10) sets of the following drawings:
 - a. Preliminary Plat prepared for Mark Picucci, Yellow Jug Corp., Laura E. Couzens and Terrie L. Bentley dated December 5, 2019 revised November 29, 2021,
 - b. Details / Notes Preliminary Plat prepared for Mark Picucci, Yellow Jug Corp., dated December 5, 2019 revised January 29, 2020,

We represent Mark Picucci and his neighbors for a minor subdivision to create one (1) additional lot in the Subdivision of Property prepared for Umberto and Ida Picucci that was approved in 2008 and filed in 2009. We are also adjusting a lot line on the existing parcel at 55 Croton Dam Road to create a Private Road Parcel (Lot 4).

We enclose a revised Planning Board Application Form and Environmental Assessment Form reflecting the revised subdivision plans.

We request placement on the next available meeting of the Planning Board for; (1) a referral to the Zoning Board of Appeals for a minor side yard variance due to the change in the location of the front yard, (2) consideration of Preliminary Subdivision approval on this matter, and (3) the setting of a Public Hearing.

Sincerely,



Ralph G. Mastromonaco, PE

RGM/mte

cc: Mark Picucci
R. Davis, Esq.

Town of Ossining (Westchester County, New York)
Application for Planning Board

A copy of this form accompanied by a \$350.00 Filing Fee, Escrow Deposit as outlined on the Town fee schedule, 10 Copies and 1 PDF of an accurate intelligible plan of the property. This must be submitted to the Planning Board Secretary on the specified submission date prior to the regularly scheduled meeting (see Calendar).

I, (We) Yellow Jug, Corp. / Mark Picucci Laura E. Couzens, Terrie L. Bentley
Address PO Box 543 55 Croton Dam Road
Millwood NY 10546 Ossining, NY 10562
Phone Number 914-924-2738 Email castlecustom@gmail.com

Request a Planning Board Hearing for:

- ☐ Preliminary Site Plan Review
- ☐ Architectural Review
- ☐ Site Plan Approval
- ☐ Conditional Use Permit
- ☐ Rezoning Application
- ☒ Subdivision Approval
- ☐ Filling and Grading Permit
- ☐ Wetland Approval

Location of Property 51 Croton Dam Road, Ossining, NY 10562

Section 89.08 Plate Block 1 Lot(s) 78.1

Present Zoning R-15

Purpose of Hearing: Application is for approval of a subdivision of 2-lots into 3-lots

Creating one (1) new Lot

Date: 11-29-21


Signature of Applicant

Note: The applicant is responsible for complying with all rules and regulations with respect to filing of final subdivision plats with the Westchester County Clerk.

Submission Checklist:

- ☒ Application Form & Plans (10) & (1) PDF File
- ☒ Environmental Form (EAF)
- ☒ Fees, Section 200-51
- ☒ Property Owner Authorization

Yellow Jug, Corp.
P.O. Box 543
Millwood, NY 10546

November 24, 2021

Town of Ossining Planning Board
John Paul Rodrigues Operations Center
101 Route 9A – PO Box 1166
Ossining, New York 10562

Re: 51 Croton Dam Road
Ossining NY
Section 89.08, Block 1, Lot 78.1

To Whom It May Concern:

By this letter I Mark Picucci, of Yellow Jug Corp. owner of property at 51 Croton Dam Road, described above, do hereby authorize Ralph G. Mastromonaco, PE, PC to make applications to the Town and represent the property at Planning Board meetings.

Sincerely,



11-29-21
Mark Picucci

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

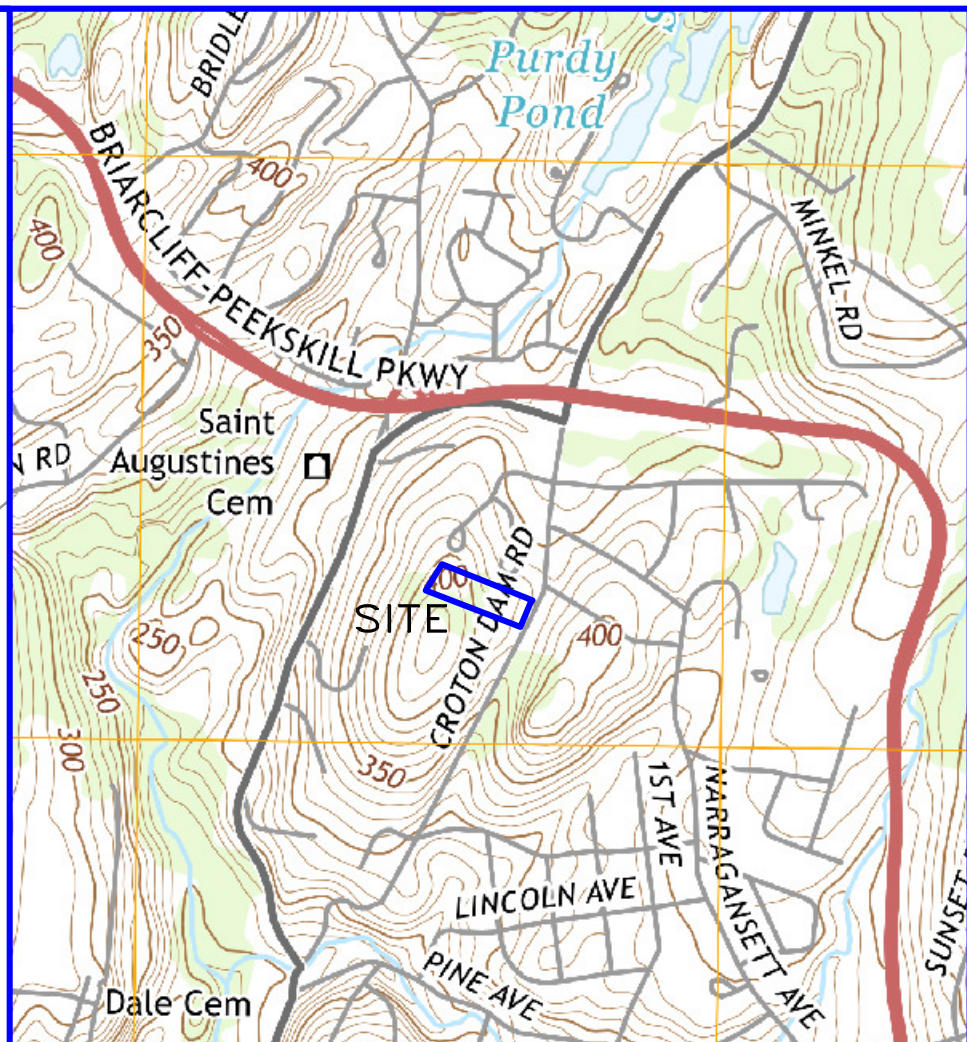
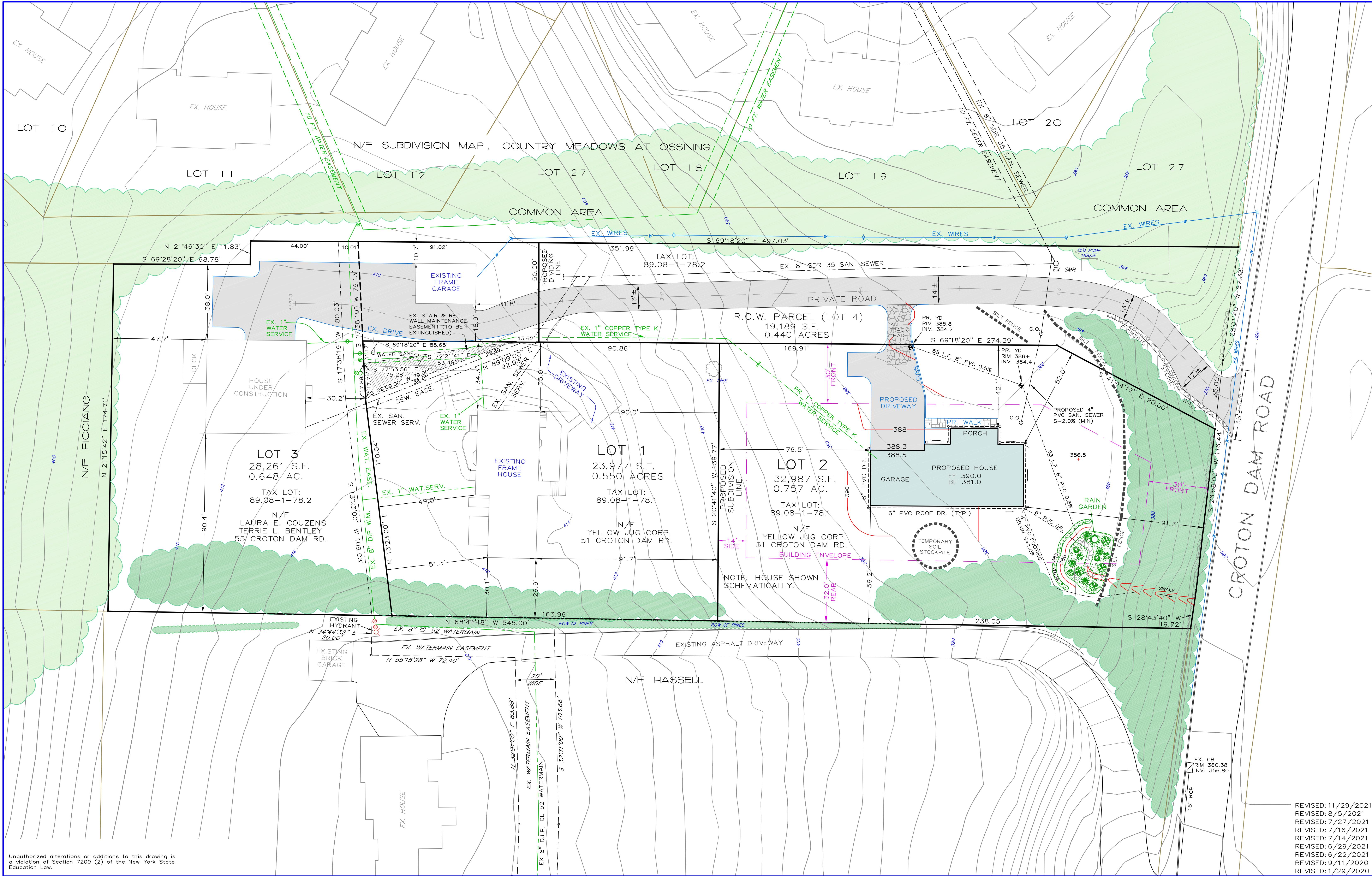
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

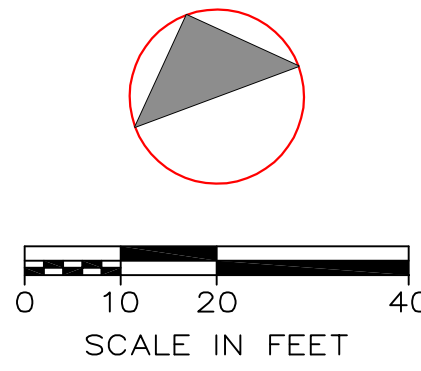
Part 1 - Project and Sponsor Information			
Name of Action or Project: <div style="text-align: center;">Subdivision Prepared for Mark Picucci</div>			
Project Location (describe, and attach a location map): <div style="text-align: center;">51 Croton Dam Road Ossining, NY 10562</div>			
Brief Description of Proposed Action: Project is to subdivide a 1.9 acres (existing as two lots) parcel into two (2) single family lots in the R-15 District and adjust the lot line of one of the lots. This will create one new lot. There are two existing single family dwellings on the property.			
Name of Applicant or Sponsor: Mark Picucci Umberto Picucci		Telephone: E-Mail:	
Address: <div style="text-align: center;">51 Croton Dam Road</div>			
City/PO: <div style="text-align: center;">Ossining</div>		State: <div style="text-align: center;">NY</div>	Zip Code: <div style="text-align: center;">10562</div>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: WCDH: Plat Approval			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.9 acres	
b. Total acreage to be physically disturbed?		0.9 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.9 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Rain Garden	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Ralph G. Mastromonaco, PE, PC, Agent</u> Date: <u>Revised: November 24, 2021</u> Signature: <u></u>		



LOCATION MAP
N.T.S.



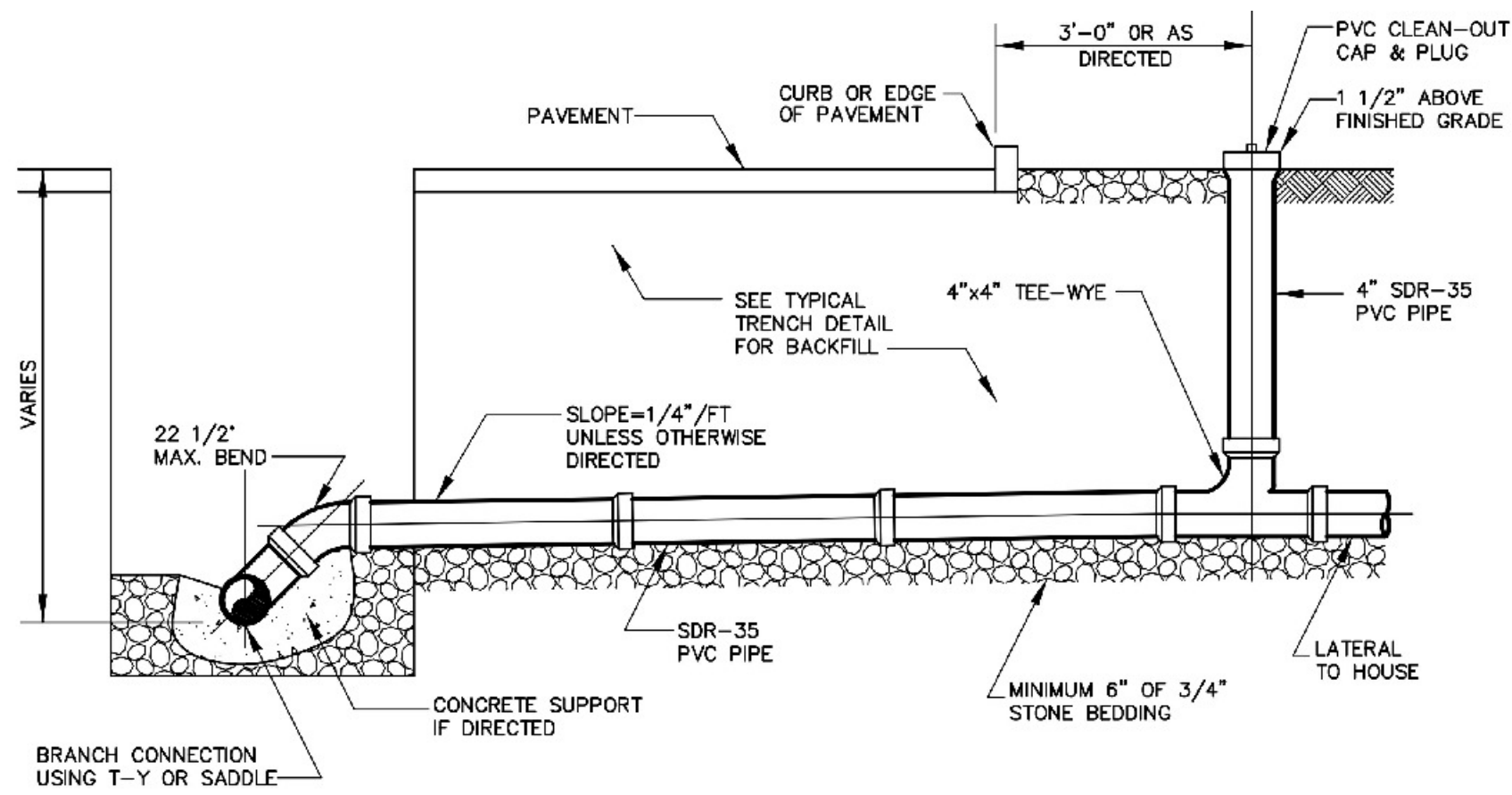
ZONING SCHEDULE				
R-15 DISTRICT	REQUIRED	PROPOSED	PROPOSED	PROPOSED
MIN. SIZE OF LOT - LOT AREA	15,000 SF	32,977 SF	LOT 1	LOT 2
FRONTAGE	50'	90'	32,977 SF	28,261 SF
LOT WIDTH	90'	163'	101'	187'
LOT DEPTH	120'	139'	245'	214'
MIN. YARD DIMENSIONS				
FRONT	30'	34'	42'	30'
SIDE (1)	14'	49'	76'	38'
SIDE (BOTH)	30'	139'	N/A	128'
REAR	32'	29.9'	59'	47'
LIVABLE FLOOR AREA PER DU	850 SF	>850 SF	>850 SF	>850 SF
MAX. HEIGHT OF BUILDING				
STORIES	2 1/2	< 2.5	< 2.5	< 2.5
FEET	35'	< 35'	< 35'	< 35'
MAXIMUM BLDG. COVERAGE				
MAXIMUM IMPERVIOUS AREA	25%	9%	7%	8%
PROPOSED IMPERVIOUS AREA	CALCULATED	8,453 SF	13,097 SF	12,031 SF
MAXIMUM FLOOR AREA	CALCULATED	3,971 SF	4,444 SF	4,196 SF
PROPOSED FLOOR AREA		2,152 SF EX	2,510 SF	2,350 SF
PARKING REQUIREMENT				
	2/DU	2	2	2

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

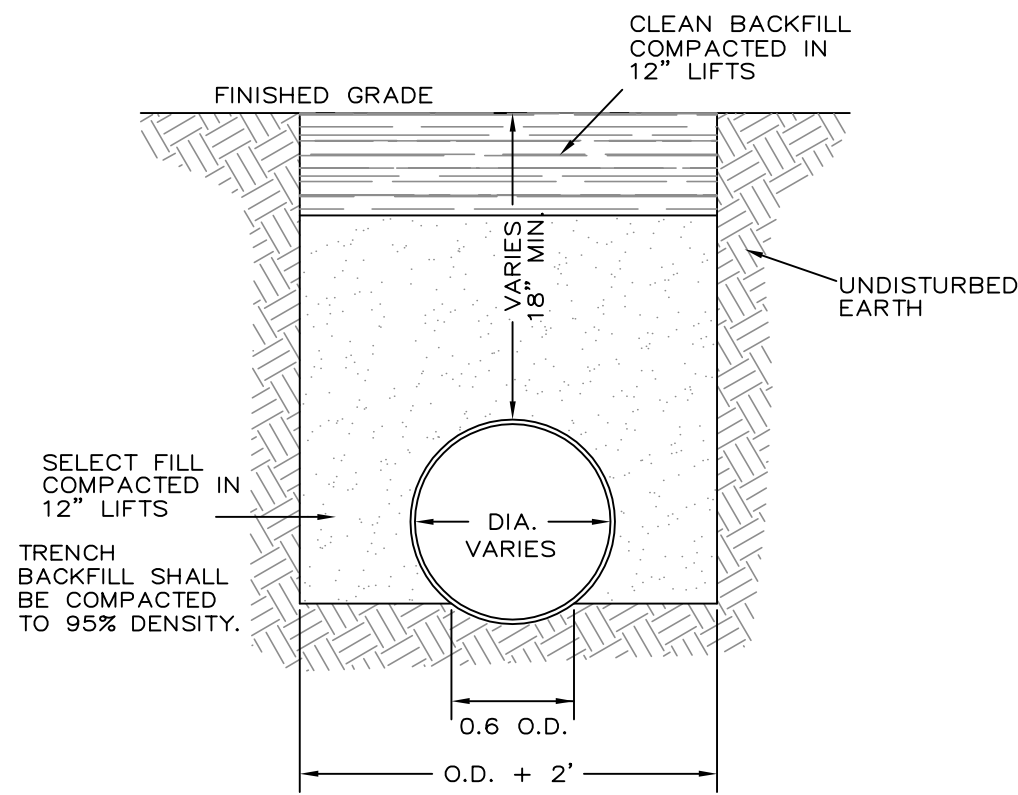
PRELIMINARY PLAT
PREPARED FOR
MARK PICUCCI
YELLOW JUG CORP.
AND
LAURA E. COUZENS
AND
TERRIE L. BENTLEY
CROTON DAM ROAD
TOWN OF OSSINING
WESTCHESTER COUNTY, NY
DECEMBER 5, 2019
SHEET 1 OF 2 SHEETS

Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

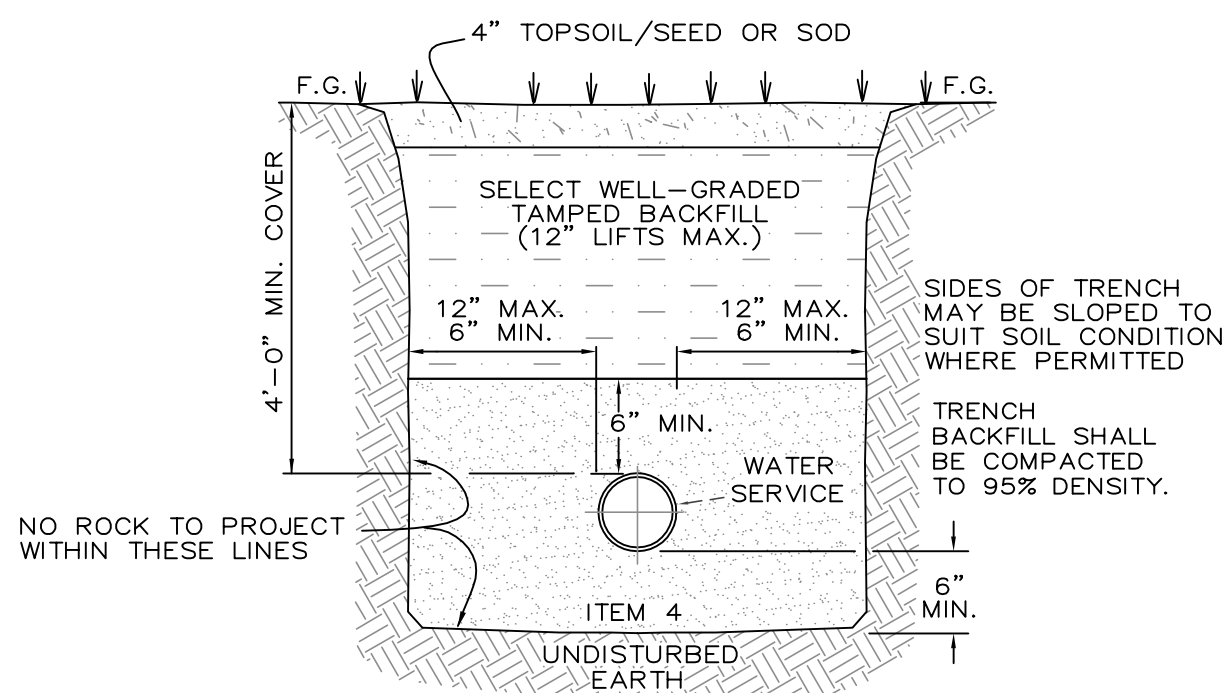
REVISED: 11/29/2021
REVISED: 8/5/2021
REVISED: 7/27/2021
REVISED: 7/16/2021
REVISED: 7/14/2021
REVISED: 6/29/2021
REVISED: 6/22/2021
REVISED: 9/11/2020
REVISED: 1/29/2020



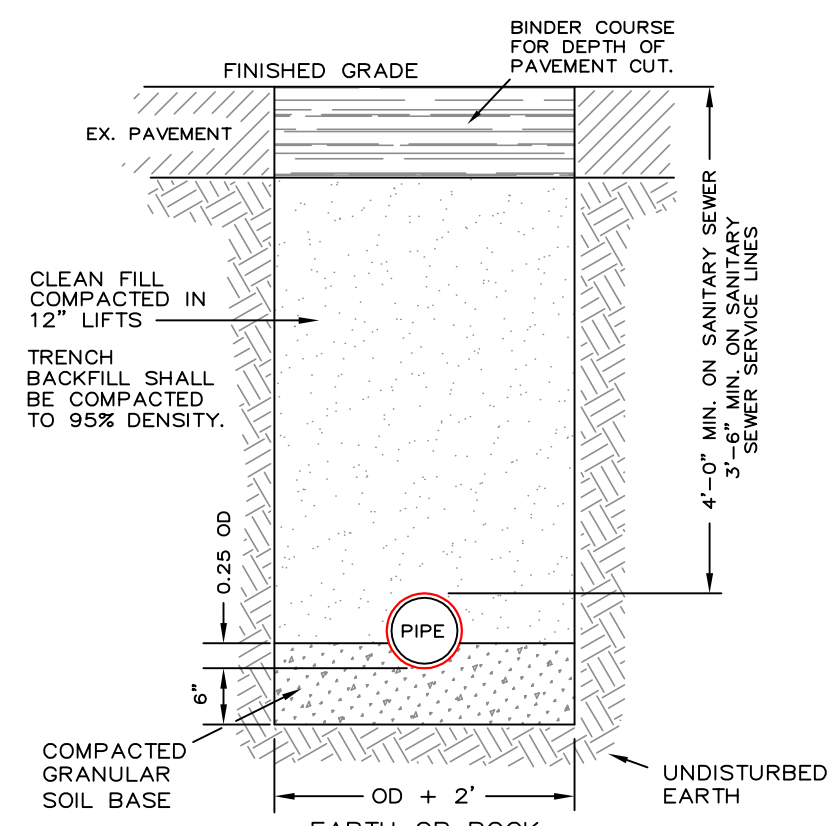
TYPICAL HOUSE SANITARY SEWER CONNECTION
N.T.S.



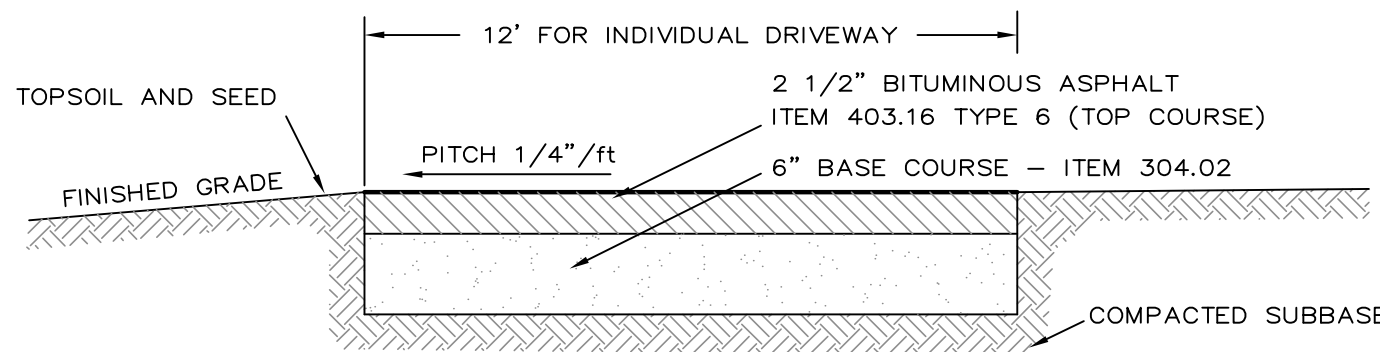
DRAIN PIPE BEDDING
N.T.S.



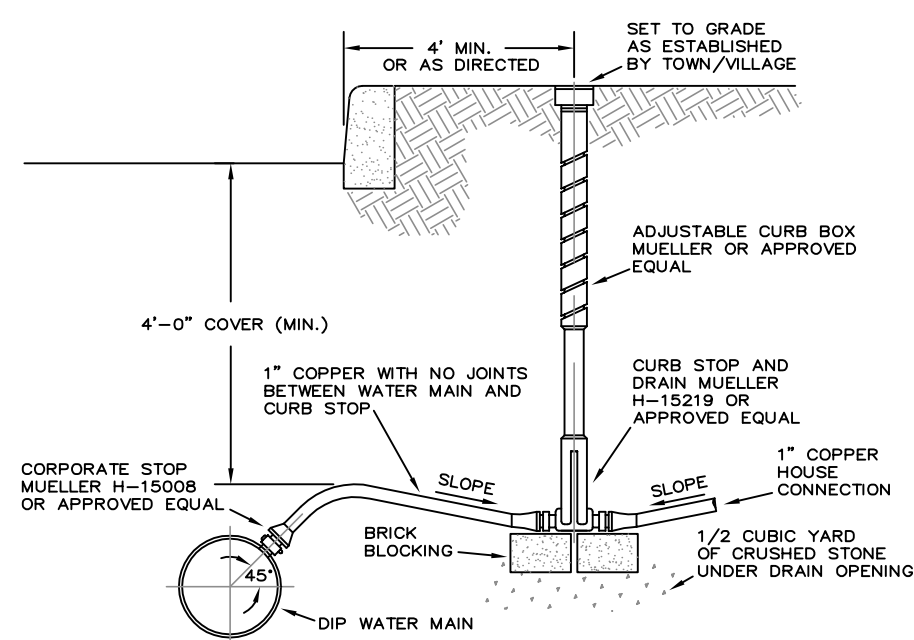
WATER SERVICE BEDDING
N.T.S.



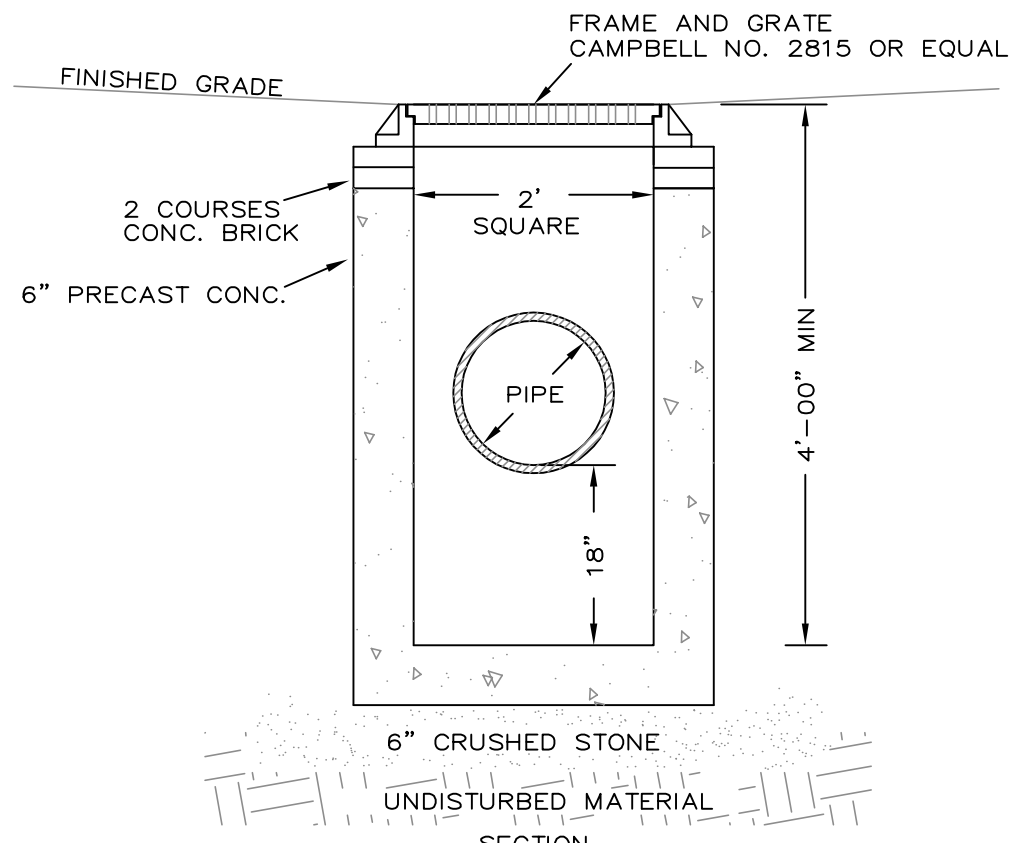
SEWER TRENCH AND PIPE
BEDDING DETAIL
N.T.S.



DRIVEWAY SECTION
N.T.S.



WATER SERVICE
CONNECTION DETAIL
N.T.S.

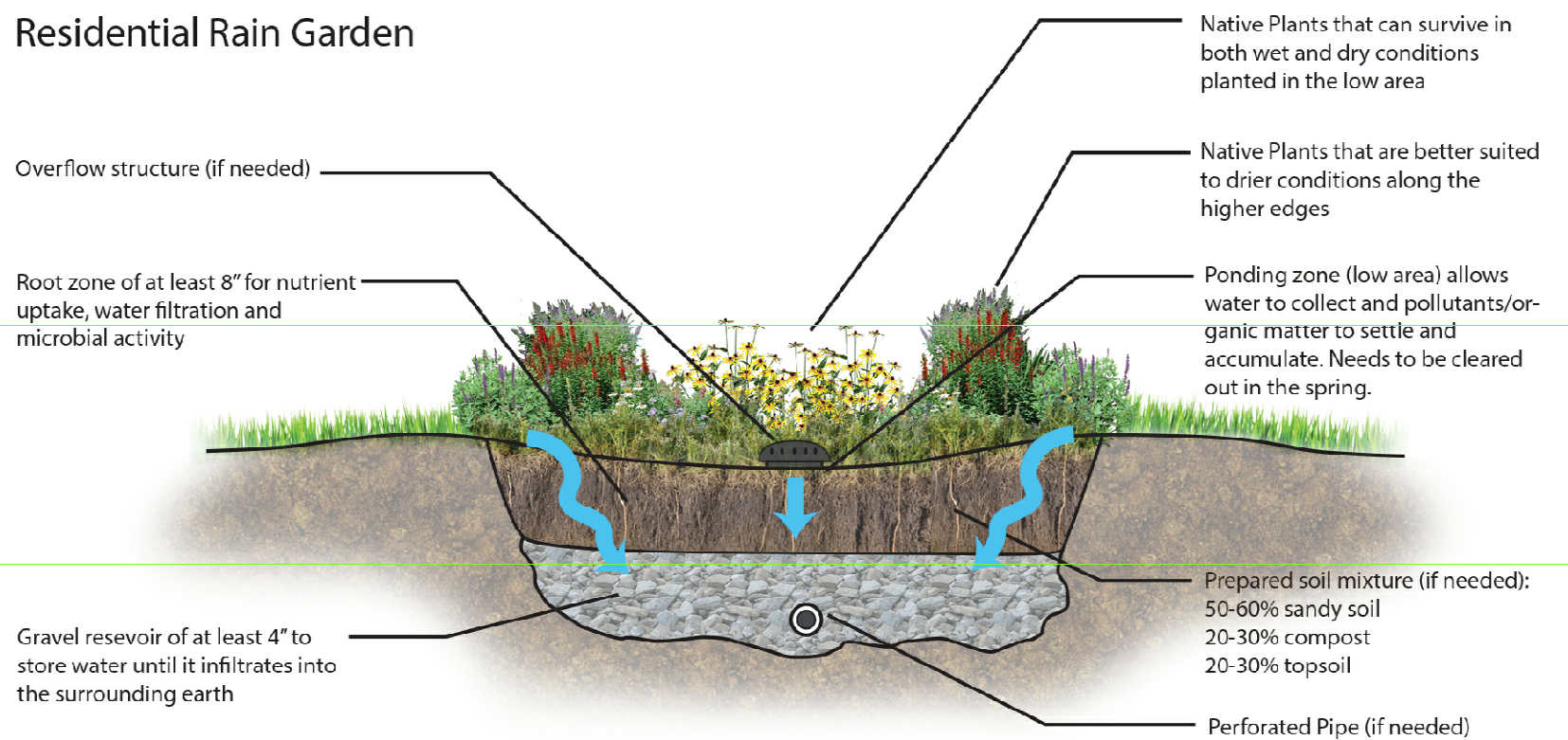


YARD DRAIN
N.T.S.

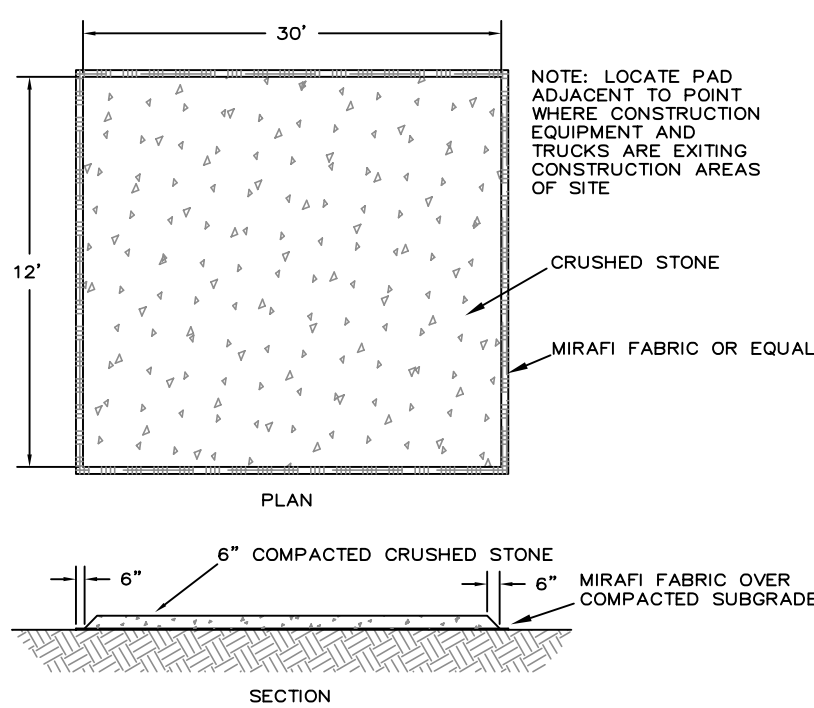
RAIN GARDEN DESIGN:

IMPERVIOUS AREA TO BE CAPTURED (HOUSE AND DRIVE OF PROPOSED LOT 2): 4,200 S.F.
CAPTURE 1" (0.083') OF RAINFALL
STORAGE VOL. REQUIRED: 350 C.F.
AREA PROVIDED: 550 S.F.
AVERAGE DEPTH PROVIDED: 0.75 FT.
VOLUME PROVIDED: 412 C.F.

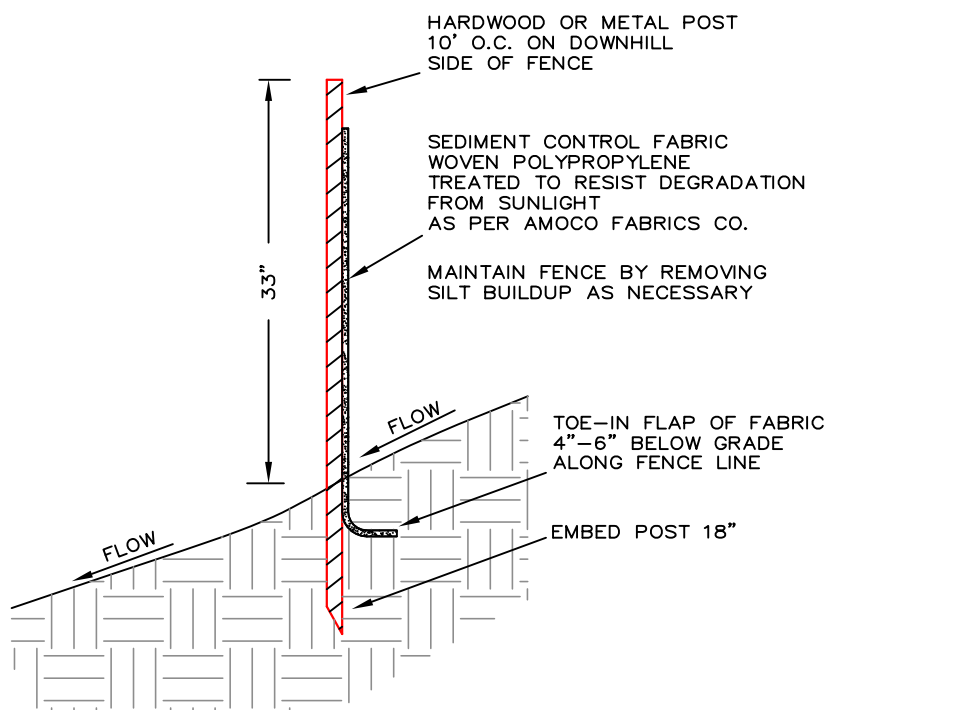
Residential Rain Garden



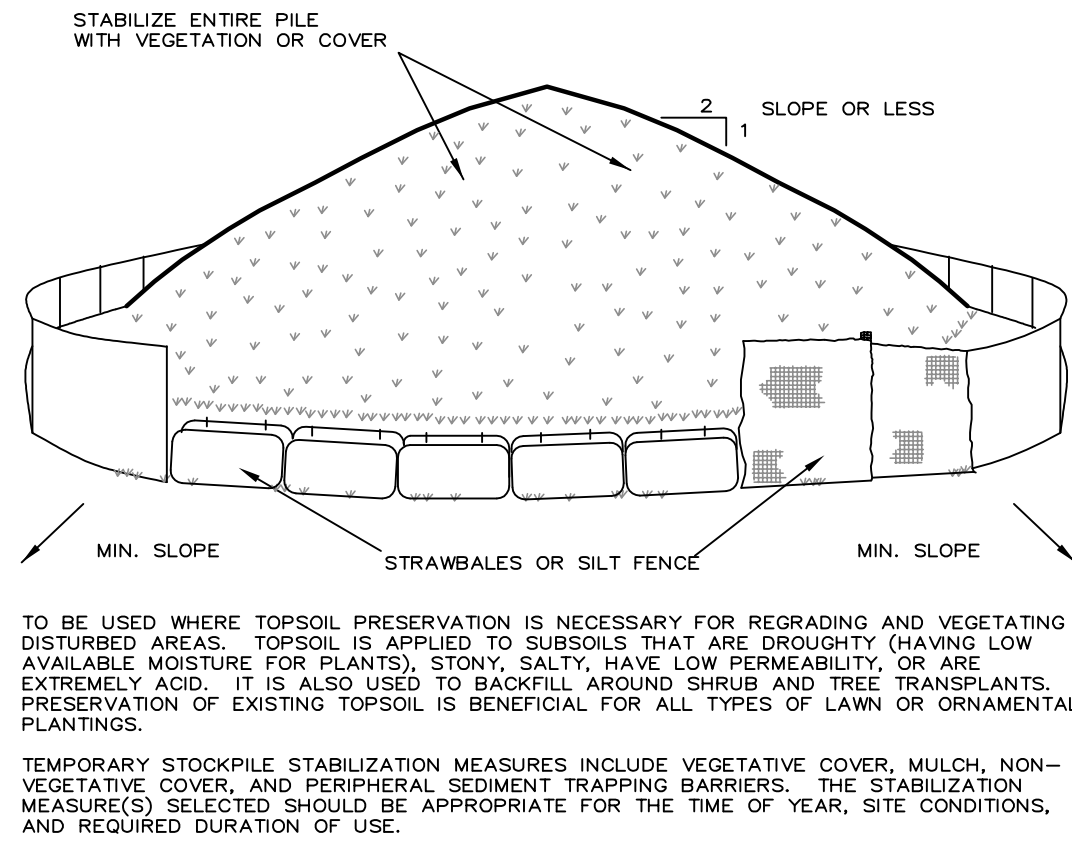
TYPICAL RESIDENTIAL RAIN GARDEN
N.T.S.



ANTI-TRACKING PAD
N.T.S.



SILT FENCE
N.T.S.



STABILIZATION MEASURES
N.T.S.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES - GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53).
2. AS BUILT PLANS SHALL BE REQUIRED AND CERTIFIED BY A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
3. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
5. UNDERGROUND GAS AND ELECTRIC SHALL BE AS REQUIRED BY THE TOWN/VILLAGE AND CON EDISON.
6. SITE TOPOGRAPHY IS BY OTHERS. NO CERTIFICATION IS GIVEN.

EROSION AND SEDIMENT CONTROL NOTES:

1. Erosion control measures shall be installed prior to the start of construction and maintained in effective condition throughout the construction period.
2. All erosion and sedimentation control measures and procedures shall comply with the standards and specifications of the "Westchester County Best Management Manual for Construction Related Activities."
3. Prior to any excavation, silt fence shall be installed at the appropriate locations noted on erosion control plan. Silt fencing shall be installed as directed by the owner's representative in the field and installed as per the instructions of the manufacturer. Additional silt fence may be placed by the owner's representative in the field. Silt fencing shall be maintained in operable condition and shall not be removed until disturbed areas are thoroughly stabilized.
4. All finished slopes and all rough cut slopes to remain open for extended periods immediately topsoil, seed with a mixture of perennial rye grass, annual rye grass and winter rye and mulch with 6" of hay.
5. All slopes constructed with fill material and all slopes with grade 3:1 or steeper shall be topsoiled, seeded, mulched and stabilized with staked jute netting, unless otherwise noted.
6. All areas of disturbed soil shall be stabilized. In addition to all specified and located erosion control devices, the contractor shall take all steps prudent and necessary to stabilize the site at all times.
7. Do not stockpile materials on steep slopes, in drainage swales or in wetland areas. Surround all stockpile areas with silt screen and seed them with the annual rye grass.
8. All catch basins are to be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.
9. Haybales shall be used at the tops and toes of slopes, as necessary, to collect silt and divert flows. Silt screens will be used in areas of unconcentrated flows to collect silt. Haybales and silt screen on plans may be augmented in the field as necessary.
10. Utility line excavated material shall be temporarily stockpiled on high side of excavation so runoff is directed away from trench, after back-filling, area is to be topsoiled, seeded, and mulched.
11. All erosion and sediment control measures shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
12. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. Sediment shall be disposed of in a manner that does not result in additional erosion or pollution.

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 271-4762 (914) 271-2820 Fax

DETAILS/NOTES
PREPARED FOR
MARK PICUCCI
AND
YELLOW JUG CORP.
CROTON DAM ROAD
TOWN OF OSSINING
WESTCHESTER COUNTY, NY
DECEMBER 5, 2019

SHEET 2 OF 2 SHEETS