

VIA HAND DELIVERED

October 10, 2017

Planning Board
Town of Ossining
John-Paul Rodrigues Operations Center
101 Route 9A
P.O. Box 1166
Ossining, New York 10562

Attn: Ching Wah Chin, Chairman

**RE: William Butler Subdivision
2 Hillcrest Drive
Town of Ossining**

Request for Preliminary and Final Subdivision Approval

Dear Chairman Chin and Members of the Planning Board:

Enclosed, please find ten (10) full-scale partial sets of the following plans prepared by Kellard Sessions Consulting, P.C. in connection with the above-referenced subdivision. Please note that the pdf will contain the entire set of plans.

☐ Engineering Drawings, prepared by Kellard Sessions Consulting, P.C. dated (last revised) October 10, 2017

- Sheet 3/12 Grading, Drainage and Utility Plan
- Sheet 4/12 Driveway Profile
- Sheet 5/12 Slopes Disturbance Plan
- Sheet 10/12 General Details
- Sheet 11/12 Erosion and Sediment Control Details and Notes
- Sheet 12/12 Aerial Plan

☐ One (1) CD (pdf) of entire submission package

Ching Wah Chin, Chairman

October 10, 2017

Page 2

On August 7, 2017 and September 18, 2017, we appeared before the Zoning Board of Appeals to discuss the recent modifications to the proposed project and the need for a variance from the Town's street frontage requirement. On September 18, 2017, the Zoning Board of Appeals granted the requested variance from the street frontage requirement. As part of the ZBA's deliberation, the ZBA required the following changes to the project:

Hillcrest Drive Common Driveway

1. During the Zoning Board's review process, the ZBA was concerned that Hillcrest Drive was not wide enough (varies from 11.5' to 12.0' wide) to safely accommodate emergency vehicles. In addition, the ZBA was seeking assurances that Hillcrest Drive's depth was sufficient enough to accommodate the weight of a large fire truck. In response to these concerns, the applicant proposed a widening of the entire length of Hillcrest Drive to 16'. This widening will begin at the intersection of Deer Trail and continue to the start of the proposed individual driveway to Lot 2. In addition, the revised plans now show a new roadway section with a full eleven (11") inch depth (6" Item 4 subbase, 3" asphaltic binder course and 2" asphaltic top course). This depth will more than accommodate the weight of a large fire truck. The Town Engineer will be reviewing these details during the Planning Board's final subdivision review process and he (with the Planning Board) will make the determination of appropriateness of the roadway's depth and compaction requirements at that time. The ZBA agreed to allow the Town Engineer to conduct an analysis of Hillcrest Drive following construction of proposed Lot 2 to determine the depth and integrity of the existing subbase course. The Town Engineer will determine at that time how much new subbase material needs to be installed, if any.

Proposed Guide Rail

1. As shown on Sheets 3/12, 6/12 and 7/12, the applicant is proposing sections of timber guide rail along sections of Hillcrest Drive and sections of the proposed driveway to Lot 2. At its August 7, 2017 meeting, the Zoning Board of Appeals voiced concern that the timber guide rail may not be sufficient enough to contain a large emergency vehicle. Although the applicant is of the opinion that the timber guide rail, as proposed, is adequate, the ZBA requested that the Town Engineer review the detail of the proposed timber guide rail during the final subdivision review process. Any modifications to the guide rail will be addressed prior to final subdivision approval.

Ching Wah Chin, Chairman

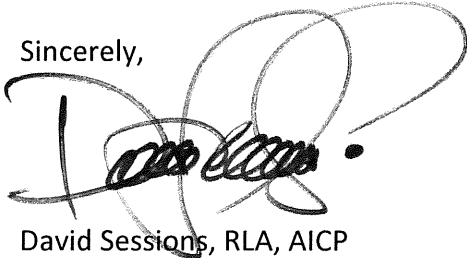
October 10, 2017

Page 3

We look forward to discussing these plan changes at your Board's October 18, 2017 meeting. In addition, we are hopeful that the Planning Board will close the public hearing on October 18, 2017 and vote to issue preliminary subdivision approval and conditional final subdivision approval.

Should you have any questions or require additional copies of the submitted materials, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "David Sessions", with a large, loopy flourish extending from the end of the signature.

David Sessions, RLA, AICP
Kellard Sessions Consulting, P.C.

DS/pg

Enclosures

cc: Dennis Butler w/Enc.
William Butler
Gerald D. Reilly, Esq. w/Enc.
Kathy Zalantis, Esq.