

September 24, 2018

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

Re: Proposed Steep Slope Permit
37-41 Croton Dam Road
Ossining, New York

Dear Chairperson Chin and Members of the Planning Board:

On behalf of Valerie A and Paul E Schemmer, owners of 41 Croton Dam Road, and Val and Michella Santucci, owners of 37 Croton Dam Road (collectively, the "Applicant"), we are pleased to submit this Application for a Steep Slope Permit in connection with a proposed four lot subdivision of the subject property. A full-size subdivision plan set, including a Steep Slopes Map (SP-6.0), Site Engineering Plan (SP-2.0) and an Erosion and Sediment Control Plan & Details (SP-5.1) are enclosed. Additionally, a Full Environmental Assessment Form, last revised 6/7/18, was previously submitted to the Planning Board for the proposed project.

The existing and proposed slopes on the property are as follows:

Slope Classification		Existing (SF)	Proposed (SF)
Moderately Steep Slope	15% - 25%	67,500	54,000
Very Steep Slope	25% - 35%	21,500	20,500
Extremely Steep Slope	35% and greater	31,000	40,000
Total		120,000	114,500

As shown, the project would result in a slight reduction in the overall total amount of steep slopes on the property. The amount extremely steep slopes would increase. The increase is generally related to the construction of the proposed driveway, stormwater management basins and building pads for the proposed residences. The proposed driveway and siting of the new residences on Lots 3 and 4 have been designed to minimize the disturbance of existing slopes to the maximum extent practicable.

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Once stabilized, the majority of the created steep slopes would appear similar to other grassed and landscaped slopes existing on the site. Both temporary and permanent erosion and sedimentation control measures are proposed during and post-construction. Disturbed areas will be stabilized preceding storm events and/or immediately following construction activities in the area. Suspended sediment runoff will be filtered and/or settled out via silt fence, sediment traps and other measures. The erosion and sedimentation control measures would be maintained throughout the project's construction phase. A Stormwater Pollution Protection Plan (SWPPP) was previously submitted to the Planning Board in May 2018.

We appreciate your continued consideration of this matter.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP

A handwritten signature in black ink, appearing to be 'GMS', followed by a horizontal line extending to the right.

Gerhard M. Schwalbe, P.E.
Partner

Enclosures

cc: V. Schemmer