

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

Consulting Engineers

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Civil / Site / Environmental

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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:

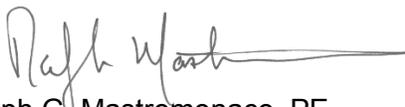
1. Application for Planning Board dated November 29, 2021,
2. Short Environmental Assessment Form dated revised November 24, 2021,
3. Letter from owner, Yellow Jug Corp., authorizing Ralph G. Mastromonaco, PE, PC, to make applications on his behalf dated November 29, 2021.
4. Check in the amount of \$5,000.00 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

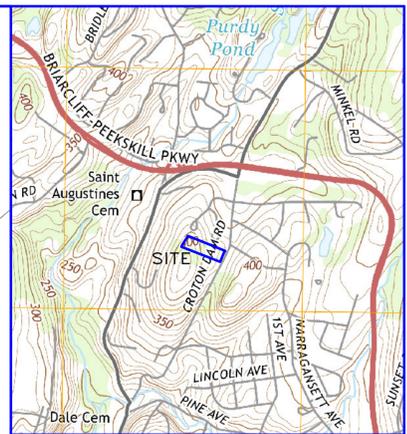
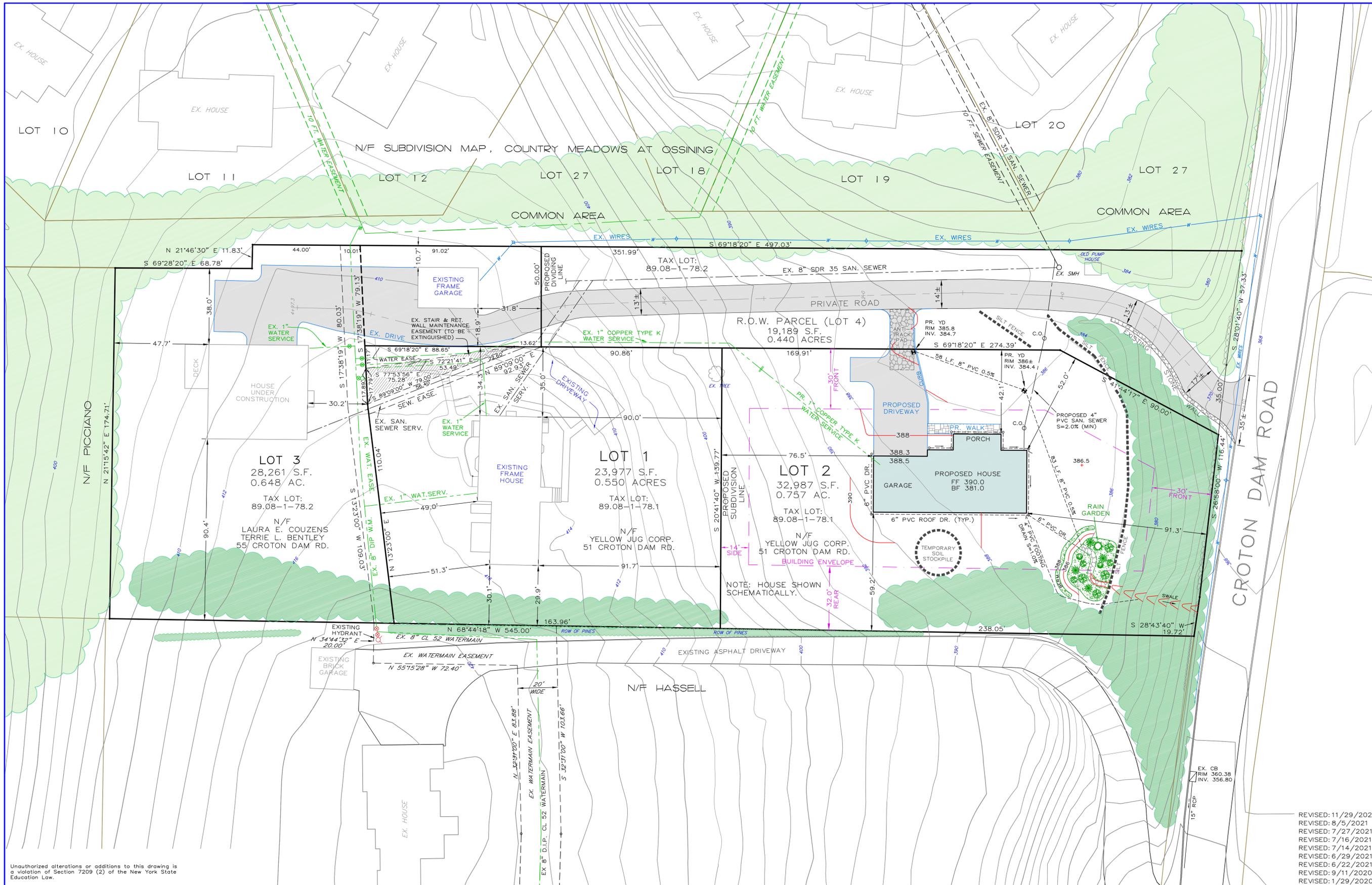
Instructions for Completing

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.

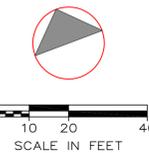
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <p style="text-align: center;">Subdivision Prepared for Mark Picucci</p>							
Project Location (describe, and attach a location map): <p style="text-align: center;">51 Croton Dam Road Ossining, NY 10562</p>							
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 <p style="text-align: center;">Umberto Picucci</p>		Telephone: E-Mail:					
Address: <p style="text-align: center;">51 Croton Dam Road</p>							
City/PO: <p style="text-align: center;">Ossining</p>		State: <p style="text-align: center;">NY</p>	Zip Code: <p style="text-align: center;">10562</p>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<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							

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="" 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="" 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="" 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: _____ <i>Ralph Mastromonaco</i> _____		



LOCATION MAP
N.T.S.



ZONING SCHEDULE

R-15 DISTRICT	REQUIRED	PROPOSED	PROPOSED	PROPOSED
MIN. SIZE OF LOT - LOT AREA	15,000 SF	23,977 SF	32,987 SF	28,261 SF
FRONTAGE	50'	90'	101'	50'
LOT WIDTH	90'	183'	139'	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				
	25%	9%	7%	8%
MAXIMUM IMPERVIOUS AREA				
CALCULATED	4,503 SF EX	4,300 SF	4,300 SF	4,300 SF
MAXIMUM FLOOR AREA				
CALCULATED	3,971 SF	4,444 SF	4,196 SF	4,196 SF
PROPOSED FLOOR AREA	2,152 SF EX	2,510 SF	2,510 SF	2,350 SF
PARKING REQUIREMENT				
	2/DU	2	2	2

* ZONING VARIANCE REQUIRED FOR 2.1 FT.

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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

