

VIA HAND DELIVERED

June 13, 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***

Dear Chairman Chin and Members of the Planning Board:

Enclosed, please find six (6) sets of the following materials prepared by Kellard Sessions Consulting, P.C. in connection with the above-referenced subdivision. Please note that we are only submitting plans that have changed since our last submission and two (2) new plans (Sheet 1/1 and Sheet 12/12).

☐ Engineering Drawings, prepared by Kellard Sessions Consulting, P.C. dated (last revised) June 13, 2017

- Sheet 1/1 Septic Comparison Plan
- Sheet 3/12 Grading, Drainage and Utility Plan
- Sheet 5/12 Slopes Disturbance Plan
- Sheet 10/12 General Details
- Sheet 12/12 Aerial Plan

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

Please note that one (1) full set of the submitted materials has been sent under separate cover to Daniel Ciarcia, P.E. and David Stolman, AICP.

The following changes have occurred since the last meeting before the Planning Board (May 17, 2017):

1. At the request of the southerly neighbor and the Planning Board, we evaluated the possibility of further shifting the SSDS to the north, away from the property to the south. After further evaluation, the proposed SSDS 100% expansion area was able to be shifted an additional five (5) feet to the north, to twenty-five (25) feet from the property line. The SSDS primary system was also able to be shifted another three (3) feet to the north, to sixty (60) feet from the property line. These final shifts are the maximum the SSDS can be moved away from the southerly property line due to existing slopes, depth to bedrock, setback from the proposed dwelling and ability to service the dwelling via a gravity system. The enclosed Sheet 1/1 illustrates the history of the proposed SSDS location and the shifts.
2. The current driveway width has been modified based on the length/width of the Fire Department's truck. Base on a 35' long x 10' wide fire truck, the driveway has been widened to accommodate the truck turning radii and bumper overhangs associated with a truck of this size. The width of the pavement, shoulder and guide rail have all been shifted to the required locations to allow the truck to adequately negotiate the driveway geometry.

Please refer to Sheet 10/12 for a blow-up of the truck turning maneuvers.

3. At the request of the Planning Board, we have provided an additional drawing (Sheet 12/12) which is an aerial view of the site and adjacent homes/roadway network. This plan illustrates the driveways for all adjacent residences, the surrounding roadway network, potential future driveway connection to a neighbor's driveway to the west, existing watercourse south of the site (at Chappaqua Road) and the larger, NYSDEC wetland located east of Route 100.
4. As a result of the driveway widening and SSDS shift, all disturbance figures have been updated. Table 1, below, illustrates the project changes:

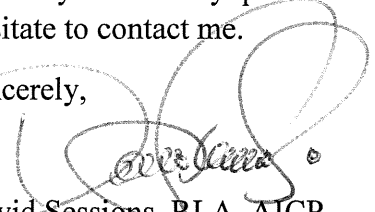
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TABLE 1 PROJECT IMPACT COMPARISON							
	Total Disturbance (acre)	Total Impervious Surface (acre)	Tree Removals	Slope Disturbance (s.f.)	15-25% (s.f.)	25-35% (s.f.)	>35% (s.f.)
5/17/17 Plan	0.74	0.15	8	14,534	10,214	2,253	2,067
6/13/17 Plan	0.73	0.17	7	16,628	12,002	2,609	2,017

By cover of this letter, we are respectfully requesting that this matter be placed on the Planning Board's June 21, 2017 meeting agenda for a discussion of the current plan. We are also requesting that the Planning Board move to close the Public Hearing if no new relevant information arises at the June 21, 2017 meeting. The applicant believes that it has responded promptly and completely to each comment issued by the Board, its consultants and the public. It is reasonable to believe that any outstanding minor issues can be fully address as conditions of a final resolution of approval.

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

Sincerely,



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

DS/pg
Enclosures

cc: Dennis Butler w/Enc.
William Butler
Katherine Zalantis, Esq.
Daniel Ciarcia, P.E. w/Enc.
David Stolman, AICP w/Enc.