

JAMES J. VANOLI, PE
CONSULTING ENGINEER

16 FENBROOK ROAD
OLD SAYBROOK, CONNECTICUT 06475

TELEPHONE (860) 391-8456
EMAIL jjvanoli@gmail.com

June 16, 2015

VIA FEDERAL EXPRESS

Ingrid M. Richards, Chairman and
The Town of Ossining Planning Board
John Paul Rodrigues Building
Ossining Operations Center
PO Box 1166
101 Route 9A
Ossining, NY 10562

Re: **Butler Subdivision**
Hillcrest Avenue Dr.

Dear Chairman Richards and Planning Board Members:

We have revised the drawings to reflect the comments made since our previous submission.
Please find enclosed ten (10) copies each of the following:

- Revised plans numbered 1-8 of 8.
- Letter from Daniel T. Merritts, PLS addressing the issue of the paper street.
- A copy of my earlier drainage calculations, which treat 100% of the storm water runoff and provide for a zero increase in the rate of runoff.

Kindly place this matter on your next planning board meeting agenda.

Very truly yours,



James J. Vanoli, PE
Enclosure

Cc: Mr. Wm. Butler

w/encls

ButlerSubdivision\150606Richards

RECEIVED
JUN 18 2015
Town of Ossining
Building & Planning Department

Thomas C. Merritts Land Surveyors, P.C.

394 Bedford Road • Pleasantville, NY 10570 • 914•769•8003 • FAX 914•769•1419

February 12, 2015

Ingrid M. Richards, Chairman, and
The Town of Ossining Planning Board
101 Route 9A
Ossining, NY 10562

Dear Ms. Richards and the Town of Ossining Planning Board,

In regards to the recorded deeds of the Tax parcels along the westerly side of Hillcrest Drive the following documents have been reviewed. The Tax parcels are identified on the Town of Ossining tax map as section 90.19, block 2, lots 60, 61, 62, 63, 64, 65 and 66. The lots are further designated as lots 201-226 as shown on a certain map entitled "Map of Briarcliff Hills Sect. 1-8..." filed in the Westchester County Clerk's Office, division of land records on January 17, 1930 as map number 3557.

Tax lots 60-62 are lands now or formerly of Joseph Kelly & Dara Steinberg, title acquired by deed control number 520443112. The deed conveys lots 219-226 as shown on a map filed in the Westchester County Clerk's Office, division of land records, as map number 3557. With regards to Hillcrest Drive, the deed specifically recites "thence along the said westerly line of Hillcrest Drive" as the boundary of the property.

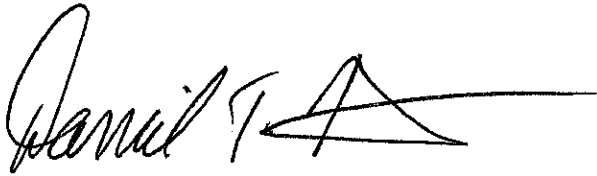
Tax lot 63 is lands now or formerly of Scott & Michele Kantrowitz, title acquired by deed control number 463240381. The deed conveys lots 209-218 (along with other lots) as shown on a map filed in the Westchester County Clerk's Office, division of land records, as map number 3557. With regards to Hillcrest Drive, the deed specifically recites "to the Westerly or Northwesternly side of Hillcrest Drive; thence running along the same" as the boundary of the property.

Tax lots 64-65 are lands now or formerly of Nancy Worden, title acquired by deed liber 8013 page 165, more particularly Parcel 2 and Parcel 1 respectively. The deed conveys lots 206-208 (Parcel 2, tax lot 64) and lots 204-205 (Parcel 1, tax lot 65) as shown on a map filed in the Westchester County Clerk's Office, division of land records, as map number 3557. There are no metes and bounds description in this deed, however, in the description for Parcel 1, tax lot 65, the deed specifically recites "No part of any road, Street or avenue shown on the above

mentioned map is conveyed or intended to be conveyed, except easements rights and rights of ingress and egress in and over said roads, streets and avenues.

Tax lot 66 is lands now or formerly of Judith Harris, title acquired by deed liber 11857 page 97. The deed conveys lots 201-203 (along with other lots) as shown on a map filed in the Westchester County Clerk's Office, division of land records, as map number 3557. With regards to Hillcrest Drive, the deed specifically recites "thence along the westerly side of Hillcrest Drive" as the boundary of the property.

Respectfully,

A handwritten signature in black ink, appearing to read "Daniel T. Merritts", followed by a long horizontal line extending to the right.

Daniel T. Merritts PLS

Note: Hillcrest Drive R.O.W. is 40 ft. wide therefore cannot meet the minimum 50 ft. width as mandated for a Dedicated Road.

PROPOSED STORMTECH STORMWATER
TREATMENT & INFILTRATION
MC.4500 - 1200L 7 CHAMBERS
INFILTRATION.

PROPOSED PRECAST CONCRETE
1000 GALLON SILT TRAP

HILLCREST

PROPOSED

SOLD OUT

LINE

Proposed Residence

Proposed Garage

+308.00

+307.4

Lot 3

Area = 30,000 sq. ft.
or 0.6887 acres

Area for Lot 3
Storm Runoff
Treatment

City Line

S 89°34'26" W
34.12'

N 79°38'14" W

" W

Sanitary Sewer
Town of Sewage
Sanitary

S 89°34'26" W
34.12'

S 89°34'26" W
34.12'

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S 89°34'26" W
34.12'

JOB BUTLER SUBDIVISION
HILL CREST DRIVE
ORLANDO, NY

JJV, PE
 Consulting Engineer
 Site Design
 James J. Vanoli, P.E.
 752 Old Kensico Road
 Thornwood, New York 10594
 Telephone (914) 769.0902 Fax (914) 747.3402

DATE 8/4/14
 BY _____
 CKD J. VANOLI
 SCALE _____
 SHEET 1 OF 4

COMMAND DRIVEWAY - $260' \times 16' = 4,160 \text{ SF}$

Soil type - Cu D; Chatfield-Holmes

Hydrologic Group - B/C²

Pre-construction Cn: _____

B: 61-69 - Avg. = 65

C: 74-79 - Avg. = 76.5

} 70.75

Post-construction Cn: 98

NOTE: SEE RAINFALL VALUES - IN / 24 HOURS

FREQUENCY	RAINFALL (INCHES)	PRE-CONST RUNOFF DEPTH (INCHES)	POST-CONSTRUCTION RUNOFF DEPTH (INCHES)
1	2.8	0.726	0.67
2	3.5	1.088	0.88
5	4.5	1.714	1.21
10	5.0	2.122	1.76
25	6.0	2.906	2.76
50	7.0	3.134	4.76
100	7.5	4.050	7.14

DATE 3/4/16
BY _____
CKD V. VANDOL
SCALE _____
SHEET 2 OF 4

2) Produkt- und Prozesskosten: Produktkosten sind die Kosten, die für die Herstellung eines Produkts anfallen. Prozesskosten sind die Kosten, die für die Herstellung eines Produkts anfallen, unabhängig von der Menge des Produkts.

JOB: BURLEIGH SUBDIVISION
MILLCROFT DRIVE
OXFORD, NY

JJV, PE

Consulting Engineer
 Site Design

James J. Vanoli, P.E.
 752 Old Kensico Road
 Thornwood, New York 10594
 Telephone (914) 789.0902 Fax (914) 747.3402

DATE: 8/4/14
 BY: J. Vanoli
 CKD: J. Vanoli
 SCALE: 1" = 40'
 SHEET: 10 OF 4

PRE-CONSTRUCTION RUNOFF VOLUME - PER 24 HOURS

PRECIP.	CALCULATION	CF
1	(0.74) (43,560) (1/12) (43,560)	252
2	(1.08)	371
5	(1.71)	594
10	(2.12)	736
25	(2.90)	1,007
50	(3.75)	1,294
100	(4.08)	1,404

POST-CONSTRUCTION RUNOFF VOLUME - PER 24 HOURS

PRECIP.	CALCULATION	CF
1	(0.67) (43,560) (1/12) (43,560)	246
2	(0.93)	361
5	(1.21)	459
10	(1.61)	630
25	(2.06)	817
50	(2.76)	1,143
100	(3.14)	1,275

REFERENCE 1) RUNOFF VOLUME - CF

1	674
2	740
5	865
10	914
25	980
50	1,019
100	1,071

JOB: EXTERIOR SUBSTATION
PHILLIPS DRIVE
DELIANG, NY

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 Thornwood, New York 10594
 Telephone (914) 769.0902 Fax (914) 747.3402

DATE: 8/10/94
 BY: J. VANOLI
 CKD: J. VANOLI
 SCALE: 4 OF 4
 SHEET: 4

DETERMINE VOLUME OF DRYWELL 100 YARD FROM

USE 8" Ø PRECAST CONCRETE w/ 12" GRAVEL ALL AROUND

7 1/2" INSIDE DIAMETER

$$\begin{aligned} V_{DW} &= (3.14)(5.6)^2 + [(3.14)(5)^2 - (3.14)(4)^2](0.40) \\ &= 4.7 + [78.5 - 50.2](0.40) \\ &= 56 \text{ CF/IN}^3 \end{aligned}$$

STORM FREQUENCIES

IF 8" Ø DRYWELL

1	13
2	15
5	17
10	18
25	19
50	20
100	21

TRY SQUIRREL

100 YARD STORM

SEE ATTACHED MANUFACTURER'S COMPUTER PROGRAM -

MC-4500 : 1 ROW 7 CHAMBERS - 35.3 LF

MC-3500 : 1 ROW 6 CHAMBERS - 47.3 LF



Project Information:

Project Name: Butler Subdivision
 Location: Ossining, NY
 Date: 5-Aug-14
 Engineer: J. Vanoli, PE
 StormTech RPM:

MC-4500 Site Calculator

System Requirements

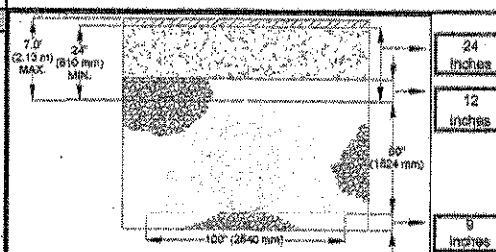
Units	
Required Storage Volume	162.6 CF
Stone Porosity (Industry Standard = 40%)	35.6 %
Stone Above Chambers (12 inch min.)	24 inches
Stone Foundation Depth (8 inch min.)	12 inches
Average Cover over Chambers (24 inch min.)	24 inches
Bed size controlled by WIDTH or LENGTH?	LENGTH
Limiting WIDTH or LENGTH dimension	50 feet
Storage Volume per Chamber	162.6 CF
Storage Volume per End Cap	106.6 CF

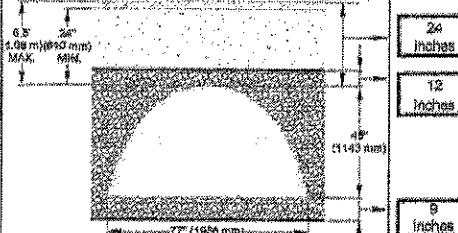
System Sizing

Number of Chambers Required	7 each
Number of End Caps Required	2 each
Bed Size (including perimeter stone)	368 square feet
Stone Required (including perimeter stone)	86 tons
Volume of Excavation	105 cubic yards
Non-woven Filter Fabric Required (30% Safety Factor)	179 square yards
Length of Isolator Row	35.3 feet
Woven Isolator Row Fabric (20% Safety Factor)	97 square yards
Installed Storage Volume	1,355 cubic feet

Controlled by Length

Maximum Length =	50 feet
1 row of 7 chambers	
Maximum Length =	35.3 feet
Maximum Width =	10.3 feet



 StormTech Disinfection • Retention • Recharge Subsurface Stormwater Management™ MC-3500 Site Calculator		Project Information: Project Name: _____ Location: _____ Date: _____ Engineer: _____ StormTech RPM: _____	
System Requirements		System Sizing	
Units Required Storage Volume Stone Porosity (Industry Standard = 40%) Stone Above Chambers (12 inch min.) Stone Foundation Depth (6 inch min.) Average Cover over Chambers (24 inch min.) Bed size controlled by WIDTH or LENGTH? Limiting WIDTH or LENGTH dimension	1073 40 12 6 24 LENGTH 50	CF % inches inches inches feet	Number of Chambers Required Number of End Caps Required Bed Size (including perimeter stone) Stone Required (including perimeter stone) Volume of Excavation Non-woven Filter Fabric Required (50% Safety Factor) Length of Isolator Row Non-woven Isolator Row Fabric (20% Safety Factor) Woven Isolator Row Fabric (20% Safety Factor) Installed Storage Volume
Storage Volume per Chamber Storage Volume per End Cap	176.9 46.9	CF CF	6 each 2 each 402 square feet 79 tons 97 cubic yards 190 square yards 47.8 feet 83 square yards 105 square yards 1,167 cubic feet
Controlled by Length		Diagram	
Maximum Length = 1 row of 6 chambers Maximum Length = Maximum Width =	50 feet 47.8 feet 5.4 feet		
*This represents the estimated material and site work costs (US dollars) for the project. Materials excluded from this estimate are conveyance pipe, pavement design, etc. It is always advisable to seek detailed construction costs from local installers. Please contact STORMTECH at 888-562-2884 for additional cost information.			

Search

Basic Search

Enter keywords:

Advanced Search

Search use category: ☐ All Uses
 Search type: Return results that match:
☐ All the keywords
☐ At least one of the keywords
☐ The exact phrase
 Match whole words: ☐

"Ossining, ny": No match.

Legend

Westchester County, New York (NY119)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cc	Charlton-Charlton complex, rolling, very rocky	0.1	1.3%
CsD	Charlton-Charlton complex, hilly, very rocky	2.6	35.4%
CuB	Charlton-Charlton complex, hilly	4.5	62.6%
Sc	Palms and Corliss soils, ponded	0.8	0.3%
Totals for Area of Interest		7.3	100.0%

Soil Map



Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soil for this area was mapped at 1:12,000. The design of map units and the level of detail shown in the result of mapping beyond the scale of mapping can cause misunderstanding of the detail of mapping and the small areas of contrasting soils that could have been shown at a more detailed scale.