Kellard Sessions Consulting
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LETTER OF TRANSMITTAL

TO: Architectural Review 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	JOB NAME/NO: DSG100	DATE: May 29, 2018
	RE: Diesing 68A Somerstown Road Town of Ossining	

WE ARE SENDING YOU ■ Attached via Hand-Delivered, the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
10	5/29/18	Sheet 1/2	Lot 2 Site Plan (prepared by Kellard Sessions Consulting)
10	5/29/18	Sheet 2/2	Lot 2 Details (prepared by Kellard Sessions Consulting)

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____

REMARKS:

The plans have been revised per the comments of the Architectural Review Board at its last meeting, as well as the latest Frederick P. Clark Associates memorandum dated May 16, 2018. A lighting plan (prepared by others) is also being submitted.

David Sessions/RG

COPY TO: Stephanie Diesing w/Enc., Carl Diesing w/Enc. & Gregory McWilliams, A.I.A. SIGNED: David Sessions, RLA, AICP

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N/F BLOM
202.01

N/F FITZPATRICK

N/F SHERMAN

N/F CARRAFIELLO

N/F FLINN

MANOR DR.

100' WETLAND SETBACK

5' WIDE DRAINAGE EASEMENT

LOT 2

LOT 1

FF 204.5
GF 203.8

RAIN GARDEN +198

PROPOSED 1,000 GAL OVERFLOW TANK

PROPOSED 500 GAL PUMP CHAMBER

PROPOSED RIP-RAP SPILLWAY

REMOVE DEAD TREE

PROPOSED TRANSITION FROM 10' W TO 12' W

FOR RIGHT OF WAY INFORMATION, PLEASE REFER TO PLANNING BOARD - APPROVED PLANS PREPARED BY GREGORY J. MCWILLIAMS, A.I.A. ENTITLED "PROPOSED SUBDIVISION PLAN" SHEET SY-1 AND "PROPOSED ENTRY DRIVE PLAN" SY-1a, BOTH DATED 4-28-16 AND INCLUDED WITH THIS SUBMISSION PACKAGE.

TREE PROTECTION (TYP.) NO LIVE TREES ARE PROPOSED TO BE REMOVED WITHIN LOT 1 OR THE RIGHT-OF-WAY AS PART OF THE DEVELOPMENT OF LOT 2

PROPOSED DRIVEWAY—EASEMENT TO LOT #2 AS SHOWN ON THE APPROVED PLAT. SEE NOTE 5 ON THIS SHEET.

PROPOSED COMMON DRIVEWAY & UTILITY EASEMENT AS SHOWN ON THE APPROVED PLAT. SEE NOTE 5 ON THIS SHEET

CONSERVATION EASEMENT AS SHOWN ON THE APPROVED PLAT. SEE NOTE 5 ON THIS SHEET.

EXISTING 2" SANITARY SEWER FORCE MAIN

EXISTING 2" WATER SERVICE

5' WIDE DRAINAGE EASEMENT

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ZONING YARD SETBACK
- EXISTING 1' CONTOURS
- EXISTING 10' CONTOURS
- PROPOSED PAVEMENT
- EXISTING WETLAND
- EXISTING 100' WETLAND SETBACK
- EXISTING DRAINAGE MANHOLE WITH DRAINAGE PIPE
- PROPOSED DWELLING
- PROPOSED CONTOUR
- PROPOSED CONCRETE/BLUESTONE WALKWAY
- PROPOSED RAIN GARDEN
- EXISTING TREE TO REMAIN UNLESS OTHERWISE NOTED
- PROPOSED TREE PROTECTION FOR EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED EVERGREEN TREE (WHITE PINE OR EASTERN RED CEDAR, 7'-8' PLANTED HEIGHT, MIN.)
- SS — APPROXIMATE LOCATION OF PROPOSED HOUSE SANITARY SEWER SERVICE CONNECTION
- WS — APPROXIMATE LOCATION OF PROPOSED WATER SERVICE CONNECTION
- RD — APPROXIMATE LOCATION OF PROPOSED THE ROOF LEADER DISCHARGE

NOTES:

1. THE PROPOSED HOME ON LOT 2 SHALL NOT HAVE A BASEMENT.
2. THE PROPOSED HOME ON LOT 2 SHALL CONTAIN AN AUTOMATIC SPRINKLER SYSTEM WHICH SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE TOWN.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY OF THE THIRTY-FIVE (35) TREES ALONG THE SITE'S EXISTING DRIVEWAY, BOTH ON- AND OFF-SITE, WHICH MAY DIE OR, IN THE JUDGEMENT OF THE BUILDING INSPECTOR, WHICH HAVE BEEN SIGNIFICANTLY INJURED DURING THE CONSTRUCTION OF THE TWO (2) HOMES ON THE SUBJECT PROPERTY. ALL SUCH REPLACEMENT TREES SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE RESPECTIVE CERTIFICATE OF OCCUPANCY FOR EACH HOME TO BE BUILT IN THE PROJECT. SUCH REPLACEMENT TREES SHALL BE CONIFERS WHICH ARE AT LEAST FIVE (5) TO SIX (6) FEET IN HEIGHT AT THE TIME OF PLANTING.
4. TO THE EXTENT PRACTICABLE, THE POND ON THE SUBJECT PROPERTY SHALL BE MAINTAINED BY THE RESPECTIVE OWNERS OF LOTS 1 AND 2 SO AS TO REMAIN IN A HEALTHY AND VIABLE CONDITION. FURTHER, THE APPLICANT SHALL SUBMIT A LEGAL CONSERVATION EASEMENT WHICH MEETS THE SATISFACTION OF THE TOWN ATTORNEY IN FORM AND SUBSTANCE. IN ADDITION, THE EASEMENT SHALL BE FILED WITH THE DEEDS TO THE RESPECTIVE LOTS.
5. THE EASEMENTS REFERRED TO ON THIS PLAN ARE AS SHOWN ON THE APPROVED PLAT ENTITLED, "SUBDIVISION MAP" PREPARED FOR JAMES AND ANN GRANT BY THE MUNSON COMPANY, DATED OCTOBER 13, 2017.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LOT 2 SITE PLAN

GRANT SUBDIVISION - DIESING

TOWN OF OSSINING — WESTCHESTER COUNTY, NEW YORK

REVISIONS	
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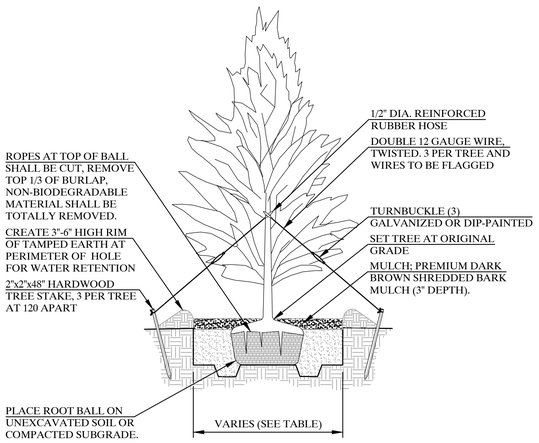
1.	MAY 29, 2018 - FP CLARK MEMO DATED MAY 16, 2018

PROJECT I.D.: DSG100
DATE: MAY 7, 2018
1 / 2

UNAUTHORIZED ADDITIONS, MODIFICATIONS AND / OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW

May 29, 2018 - 11:06am C:\Users\sedgman\appdata\local\temp\AcPublish_13620\DSG100.dwg sedgman

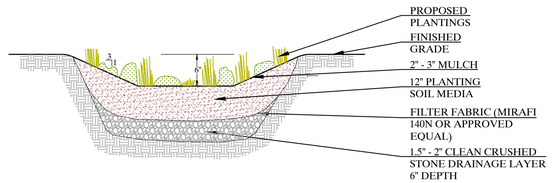
EVERGREEN TREE PLANTING DETAIL (N.T.S.)



NOTE:
PLANTED TREES SHALL BE PROTECTED AGAINST DEER BROWSE/DAMAGE BY REGULAR APPLICATION OF DEER REPELLANT OR USE OF PLASTIC NETTING OR WIRE MESH, TREE GUARDS, ETC. OR OTHER MEASURES.

HOLE DIAMETER TABLE	
ROOT BALL SIZE	HOLE DIAMETER
LESS THAN 4'Ø	2X BALL Ø
4'-5'Ø	1 3/4X BALL Ø
GREATER THAN 5'Ø	1 1/2X BALL Ø

RAIN GARDEN SECTION (N.T.S.)

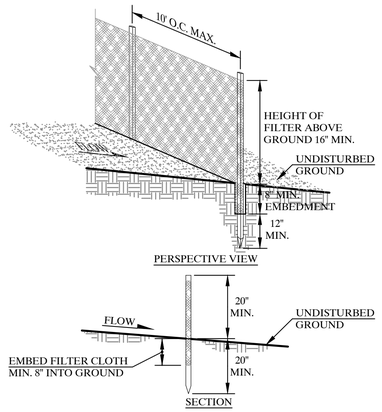


SUGGESTED RAIN GARDEN PLANT LIST*	
SHRUBS	HERBACEOUS PLANTS
Witch Hazel *Hamemelis virginiana*	Cinnamon Fern *Osmunda cinnamomea*
Winterberry *Ilex verticillata*	Cutleaf Coneflower *Rudbeckia laciniata*
Arrowwood *Viburnum dentatum*	Woolgrass *Scirpus cyperinus*
Brook-side Alder *Alnus serrulata*	New England Aster *Aster novae-angliae*
Red-Osier Dogwood *Cornus stolonfiera*	Fox Sedge *Carex vulpinoidea*
Sweet Pepperbush *Clethra alnifolia*	Spotted Joe-Pye Weed *Eupatorium maculatum*
	Switch Grass *Panicum virgatum*
	Great Blue Lobelia *Lobelia siphatica*
	Wild Bergamot *Monarda fistulosa*
	Red Milkweed *Asclepias incarnate*

NOTES:
1. THE PROPOSED PLANTINGS SHALL BE IN ACCORDANCE WITH TABLE 5.11 "SUGGESTED RAIN GARDEN PLANT LIST" CONTAINED IN THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL.
2. PLANTING SOIL MEDIA SHOULD CONSIST IF 50%-70% SAND (LESS THAN 5% CLAY CONTENT), 50%-30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATTER (COMPOST OR PEAT).
3. THE PLANTING SOIL MEDIA SOIL SHOULD BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS AND OTHER OBJECTS LARGER THAN 2 INCHES IN DIAMETER. THE SOIL SHOULD BE VISIBLY FREE OF NOXIOUS WEEDS.
4. THE SOIL SHOULD HAVE A pH RANGE OF 5.2 TO 7.0 AND AN ORGANIC CONTENT OF 1.5%-4.0%
5. THE MULCH LAYER SHOULD BE STANDARD LANDSCAPE STYLE, SINGLE OR DOUBLE, SHREDDED HARDWOOD MULCH OR CHIPS. THE MULCH LAYER SHOULD BE WELL AGED (STOCKPILED OR STORED FOR AT LEAST 12 MONTHS). THE MULCH LAYER SHOULD BE UNIFORM IN COLOR AND FREE OF WEED SEEDS, SOIL, ROOTS, GRASS CLIPPINGS, ETC.

*TAKEN FROM TABLE 5.11 OF THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL. ACTUAL NUMBER, SPACING AND TYPES OF PLANTS TO BE DETERMINED BY LANDSCAPE ARCHITECT DURING CONSTRUCTION.

SILT FENCE DETAIL (N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

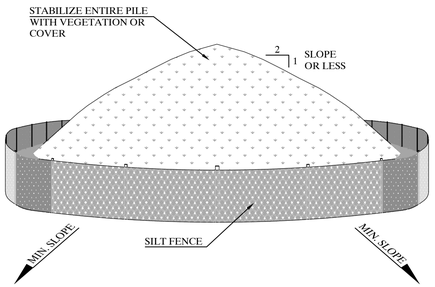
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

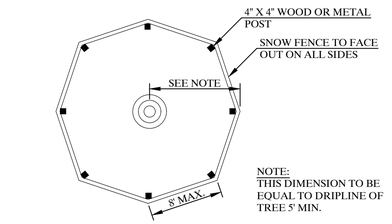
TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)



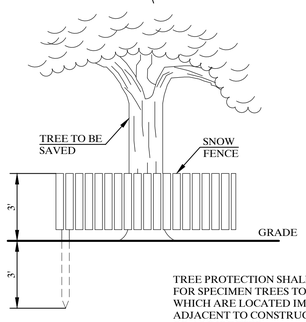
INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

TREE PROTECTION DETAIL (N.T.S.)

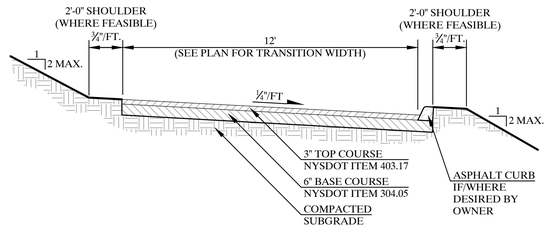


NOTE:
THIS DIMENSION TO BE EQUAL TO DRIPLINE OF TREE 5' MIN.

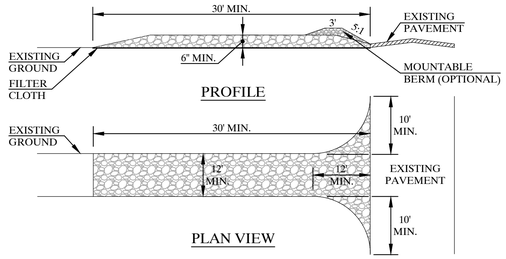


TREE PROTECTION SHALL BE PROVIDED FOR SPECIMEN TREES TO BE SAVED WHICH ARE LOCATED IMMEDIATELY ADJACENT TO CONSTRUCTION AREAS OR AS DIRECTED.

INDIVIDUAL DRIVEWAY SECTION DETAIL (N.T.S.)



STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - 30'.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, WHERE POSSIBLE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. PLEASE REFER TO PLANNING BOARD APPROVED PLANS PREPARED BY GREGORY J. MCWILLIAMS, A.I.A. ENTITLED "PROPOSED SUBDIVISION PLANS" SHEET SY-1 AND "PROPOSED ENTRY DRIVE PLANS" SY-1a, BOTH DATED 4-28-16.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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LOT 2 DETAILS

GRANT SUBDIVISION - DIESING

TOWN OF OSSINING — WESTCHESTER COUNTY, NEW YORK

REGISTERED LANDSCAPE ARCHITECT GREGORY J. MCWILLIAMS NO 002023 STATE OF NEW YORK

REVISIONS	
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1.	MAY 29, 2018 - FP CLARK MEMO DATED MAY 16, 2018

2 / 2

PROJECT I.D.: DSG100

DATE: MAY 7, 2018

UNAUTHORIZED ADDITIONS, MODIFICATIONS AND / OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW

May 29, 2018 - 11:08am C:\Users\wsignore\appdata\local\temp\AcPublish_15624\DSG100.dwg wsignore

Lighting Plan
Town of Ossining

Presented by:
Brian Contreras & Stephanie Diesing

For:
68A Somerstown Road, Ossining, NY 10562 (Lot 2)
S/B/L # 90.10 3 3.2

Right Side & Rear Elevation:

- **Locations:** See Attachment for Visual Reference
  - **Right Side:** Left and Right of Garage Exterior Wall
  - **Rear:** Left and Right of Sliding Glass Door
- **Mounting:** Wall
- **Fixture:** Harwich 10" Dualux® 1-Light Outdoor Barn Light - See Attachment for Fixture Example https://www.allmodern.com/lighting/pdp/harwich-dualux-1-light-outdoor-barn-light-vxl3562.html?piid=20370488%2C20370486
- **Features:**
  - Light Direction: Down Lighting
  - Dusk to Dawn Setting:
    - Photocell automatically turns the light on at dusk and turns the light off at dawn
  - Timer Settings:
    - Timer allows you to control the duration of continuous early evening bright illumination (0, 3 or 6 hours) and the duration of late night motion activated bright illumination (5 sec to 3 min)
  - Motion Sensor Functionality:
    - Motion Sensor automatically switches the light to full brightness whenever you're nearby or need it most like when you arrive home late at night
    - Motion sensor can be detected up to 40ft
  - With the adjustable low level feature you can adjust the late night ambient brightness level from 50% to 0% (off) to suit your personal preference
  - Enhanced bulb compatibility works with any medium screw base incandescent or halogen bulb and most dimmable LED bulb models
- **Bulb Specs:**
  - Type: Dimmable LED
  - Lumens: 800
  - Watts: 60 Watt Equivalent

    - Color Temperature: 2700K
    - Color: Warm White

Front Elevation:

- **Location:** See Attachment for Visual Reference
    - **Front:** Within Front Door Overhang
- **Mounting:** Ceiling Pendant
- **Fixture:** Harwich 10" Outdoor Pendant Burnished Bronze – See Attachment for Fixture Example http://www.goinglighting.com/Product/Vaxcel-Lighting-OD21506BBZ-Harwich-10-Outdoor-Pendant-Burnished-Bronze
- **Features:**
    - Switch Operated (Manual)
    - Light Direction: Down Lighting
- **Bulb Specs:**
    - Type: LED
    - Lumens: ~1600
    - Watts: 100 Watt Equivalent
    - Color Temperature: 2700K
    - Color: Warm/Soft White

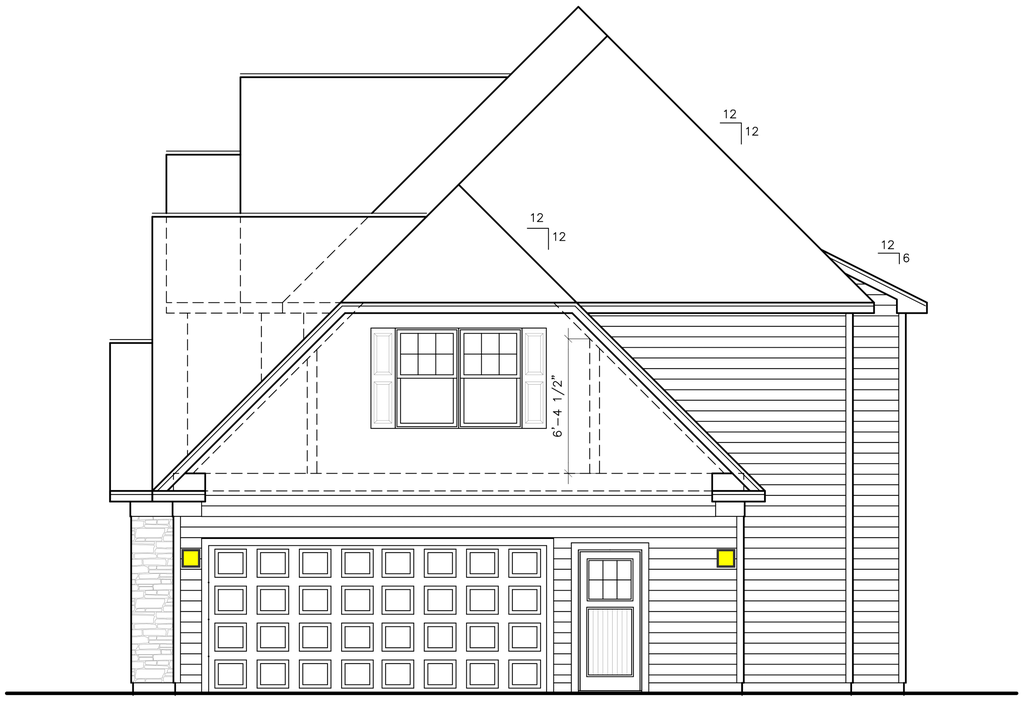
Left Side Elevation:

- No lighting proposed

Driveway Lining:

- No lighting proposed

FRONT ELEVATION

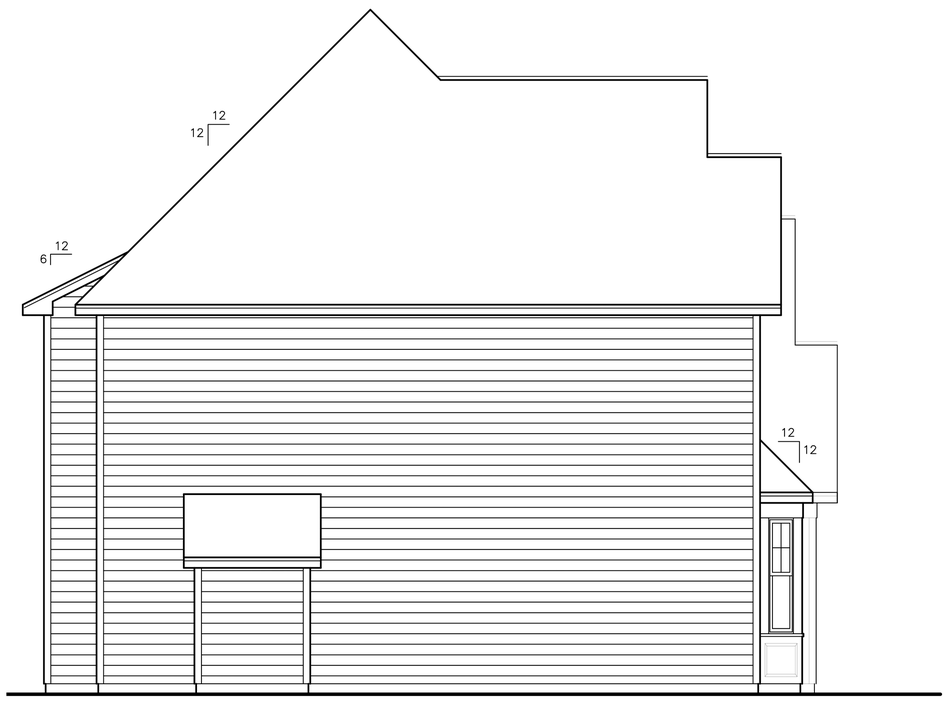


RIGHT SIDE ELEVATION

KEY

= Lighting Fixture

REAR ELEVATION



LEFT SIDE ELEVATION

Save

Add to Cart

Search Account Cart

Find anything home...

Lighting / Outdoor Lighting / Outdoor Wall Lighting / SKU: VXL3562

Save

Add to Cart

Description

Dualux® multi-level outdoor lighting is designed to fit your lifestyle and enhance the beauty, safety and usability of your home's exterior areas. You get convenience, security and efficiency with Dualux® outdoor light fixtures. Enjoy the comfort and convenience of continuous bright illumination during the early evening hours. Using patented energy-saving technology, Dualux® automatically dims late at night to provide soft and ambient illumination until dawn. But, rest assured knowing that whenever motion is detected on demand bright illumination will be triggered to keep your property safe and secure. Featuring a medium burnished bronze finish, round clear seeded glass shade and iconic nautical style lantern design, the Harwich Dualux® wall light combines form and function in a decorative lantern that will bring a coastal New England feel to your home's exterior.

Features

- Harwich collection
- Number of lights: 1
- Outdoor listed
- Photocell automatically turns the light on at dusk and turns the light off at dawn
- Timer allows you to control the duration of continuous early evening bright illumination (0, 3 or 6 hours) and the duration of late night motion activated bright illumination (5 sec to 3 min)
- Motion Sensor automatically switches the light to full brightness whenever you're nearby or need it most like when you arrive home late at night
- With the adjustable low level feature you can adjust the late night ambient brightness level from 50% to 0% (off) to suit your personal preference
- Enhanced bulb compatibility works with any medium screw base incandescent or halogen bulb and most dimmable LED bulb models
- Motion sensor can be detected up to 40ft

/ Outdoor Ceiling Lighting (/Cat/Outdoor_Ceiling_Lighting/)
/ Outdoor Pendants (/Cat/Outdoor_Pendants/)
/ Vaxcel Lighting (/Brand/Vaxcel-Lighting) Model #: OD21506BBZ

Vaxcel Lighting OD21506BBZ Harwich 10" Outdoor Pendant Burnished Bronze

Similar Products

✔ Authorized Dealer
Shop All Vaxcel Lighting (/Brand/Vaxcel-Lighting)
Shop "Harwich" Collection (/Brand/Vaxcel-Lighting /Attr/Series%20~%20Collection|Harwich)

Limited Time Sale - Enter code SPRING18 at checkout

SELECT FINISH:

Burnished Bronze

List Price: ~~$117.50~~

$94.00

YOU SAVE: 20%

- 1 +

Add To Cart

Make an offer

Found it cheaper elsewhere? Call for best price!

Free shipping over $75

✔ 50 in stock

Usually Ships In 2-3 business days.

☐ COMPARE

Product Overview

Harwich 10" Outdoor Pendant Burnished Bronze with Seeded Glass

Compare 1 products (/Compare)

Brand Info

Located in Carol Stream, Illinois, Vaxcel Lighting has been serving the lighting industry for over 20 years. They have over 2,000 items in their catalog ranging from fixtures and ceiling fans to designer chandeliers and lamps. Customers will discover flush mounts that are truly traditional and ones that are fancy designs with designer glass.

Chandeliers range from simple and elegant four light versions to more elaborate and formal 17 light fixtures in Tuscan Bronze. There are single as well as multiple light pendants with classic color shades and brighter decorator colors. Outdoor lights are offered in ceiling mounts, posts and pendants.

Product Specifications

Application (UL Listed)	Damp Location
Bulb	Medium
Bulb Base	Medium
Bulb(s) Included	No
Certification	Cul
Chain / Rod Length	2'
Depth	10"
Finish	Burnished Bronze
Glass / Shade	Clear Seeded Glass
Height	10.75"
Light Direction	Down Lighting
Materials	Steel
Number of Bulbs	1
Pendant Size	Medium (10"-22")
Pendant Type	Outdoor
Series / Collection	Harwich
Style	Restoration & Vintage
Suggested Room Type	Outdoor
Voltage	120
Wattage	100W
Weight	3.25 lbs
Width	10"

☑Compare 1 products (/Compare)