

VIA HAND DELIVERED

April 10, 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 (unless otherwise noted) of the following materials prepared by Kellard Sessions Consulting, P.C. in connection with the above-referenced subdivision.

☐ Engineering Drawings, prepared by Kellard Sessions Consulting, P.C. dated April 10, 2017

- Sheet 1/11 Previous Three (3) – Lot Subdivision Layout
- Sheet 2/11 Site Features and Opportunities Plan
- Sheet 3/11 Grading, Drainage and Utility Plan
- Sheet 4/11 Driveway Profile
- Sheet 5/11 Slopes Disturbance Plan
- Sheet 6/11 Alternative “A”, 12 Percent Driveway Grade Site Plan and Profile
- Sheet 7/11 Alternative “B”, 10 Percent Driveway Grade Site Plan and Profile
- Sheet 8/11 Site Cross Section Plan
- Sheet 9/11 Site Cross Section Profiles
- Sheet 10/11 General Details
- Sheet 11/11 Erosion and Sediment Control Details and Notes

- ☐ Revised Full Environmental Assessment Form dated April 10, 2017
- ☐ Stormwater Pollution Prevention Plan Report for William Butler Subdivision dated April, 2017 (1 copy)
- ☐ 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.

Kellard Sessions Consulting, P.C. now represents the owner/applicant as its engineering, environmental and landscape architectural consultant. Since the last time the application was heard by the Planning Board (February 15, 2017), the project has undergone several significant changes.

Outlined below are the details of the current project:

- Lot Count – Since its inception, the project consisted of a proposed three (3)-lot subdivision; developing the property into two (2) additional building lots, while keeping the existing dwelling on its own lot. The current development plan is for a two (2)-lot subdivision; the creation of one (1) additional lot while keeping the existing dwelling on its own lot. The two (2) proposed lots will consist of a 1.40 acre lot (with the existing dwelling) and a 1.34 acre lot on which a new 4 - 5 bedroom dwelling will be constructed.
- Utilities – The previous three (3)-lot subdivision contemplated connecting all three (3) homes to public sewer and public water facilities. This would have required the establishment of sanitary sewer easements, installation of an eight (8) inch sanitary sewer main, installation of sewer manholes and connection to a sanitary manhole within the NYSDOT right-of-way. In addition, an eight (8) inch water main would be extended from Deer Trail and installed within the (formally) proposed roadway improvements to Hillcrest Drive.

The current two (2)-lot subdivision eliminates the installation of the water and sewer mains, associated utility easements and any work within the NYSDOT right-of-way. The existing house will continue to use its existing septic system and water service connection, and the proposed new house will have its own septic system within the new lot. Water service to the new lot will be provided by construction of a new 1" or 1-1/2" water service connection to the Town main located in Deer Trail. The applicant is also proposing to sprinkler the new house.

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- Access to New Lot – The previous three (3)-lot subdivision proposed full improvements to Hillcrest Drive; a paper street. The previously-proposed common driveway was to provide access to the two (2) new lots, and, therefore, flexibility with driveway width and horizontal/vertical alignment was limited. The currently-proposed two (2)-lot subdivision only requires the construction of a single, 12' wide private driveway within the Hillcrest Drive right-of-way to access the new dwelling. The private driveway allows for more flexibility in its design, which will allow more trees to be saved, elimination of retaining walls and a significant reduction in cut/fill to develop the lot.
- House Location – The development of the three (3)-lot subdivision would have resulted in building two (2) new homes. The home on Lot 3 was to be located ± 26 feet from the property line to the south and ± 40 feet from the Hillcrest Drive right-of-way to the west. The home on Lot 2 was to be located ± 36 feet from the Hillcrest Drive right-of-way. The currently-proposed two (2)-lot subdivision locates the new (and only) home ± 150 feet from the property line to the south and ± 75 feet from the Hillcrest Drive right-of-way to the west.

As illustrated on the enclosed "Site Features and Opportunities Plan" (Sheet 2/11), the siting of the house considered several environmental factors, in addition to trying to provide as much buffer from adjacent properties. The environmental factors included steep slope considerations, locations of existing off-site septic area and the necessity to locate the proposed septic system on shallower-sloping terrain. The proposed driveway grade of 14% also allows the house to be set at an elevation that takes advantage of the existing grades of the site. As Sheet 3/11 illustrates, the proposed house grades (first floor elevation and walk-out basement elevation) work naturally with the existing grades, thereby eliminating significant earth moving and excessive fill. For comparison purposes, we have also prepared alternative site development plans and cross-sections (Sheets 6/11, 7/11, 8/11 and 9/11) that show alternative driveway grades (12% and 10%). As illustrated, the driveway alternatives below 14% result in forcing the house elevation out of the ground, thereby creating an unnatural siting of the house. Fills and retaining walls also become excessive with these alternatives.

By cover of this letter, we are respectfully requesting that this matter be placed on the Planning Board's April 19, 2017 meeting agenda for a continuation of the Public Hearing. We will be prepared to make a full presentation of the modified project at the April 19, 2017 meeting. We will also be happy to stake the proposed lot improvements (i.e., house site, driveway alignment, septic/stormwater areas, etc.) for the Planning Board's and public's information. We would also be happy to meet with the neighbors in the field to discuss any aspect of the project.

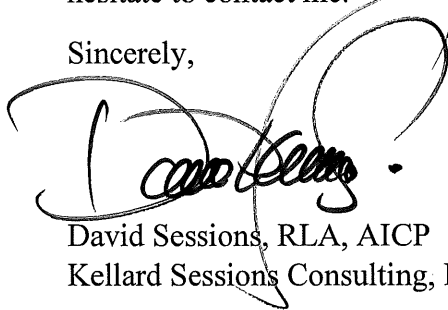
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Should you have any questions or require additional copies of the submitted materials, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "David Sessions", with a large, stylized flourish extending from the end of the signature.

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.