



John Kellard, P.E.
David Sessions, RLA, AICP
Joseph M. Cermele, P.E., CFM
Jan K. Johannessen, AICP

VIA HAND DELIVERED

March 1, 2024

Planning/Architectural Review Board
Town of Ossining
John-Paul Rodrigues Operations Center
Route 9A
Ossining, New York 10562

Attn: Ms. Carolyn Stevens,
Chairperson

RE: Architectural Review and Preliminary Site Plan Review Application
Michael & Lisa D'Onofrio
2 Hillcrest Drive, Lot 59.2
Ossining, New York 10562
Parcel ID 90.19-2-59.2

Dear Chairperson Stevens:

On behalf of our clients, Michael & Lisa D'Onofrio, KSCJ Consulting is pleased to submit ten (10) copies of the following plans and documents, unless otherwise noted, in support of the Architectural Review Board Application for a proposed new single-family home to be located at 2 Hillcrest Drive (Lot 59.2). A pdf of the entire submission has also been emailed to the Town Planning/Architectural Review Department.

- Engineering Plans, prepared by KSCJ Consulting, dated March 1, 2024:
 - Sheet C-100 Existing Conditions Plan
 - Sheet C-110 Site Layout Plan
 - Sheet C-120 Grading, Utility & Erosion and Sediment Control Plan
 - Sheet C-130 Slope Disturbance Plan
 - Sheet C-140 Comparison Plan
 - Sheet C-150 Neighborhood Adjoining Plan
 - Sheet C-210 Landscape Plan
 - Sheet C-300 Driveway Profile
 - Sheet C-500 Erosion and Sediment Control Details
 - Sheet C-501 Construction Details

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- Stormwater Pollution Prevention Plan Report, prepared by KSCJ Consulting, dated March, 2024 (1 copy)
- Architectural Review and Preliminary Site Plan Review Application, dated March 1, 2024
- Short Environmental Assessment Form (EAF), dated March 1, 2024
- Structural Engineering Letter, Calculations and Preliminary Site Plan, prepared by Civil Design Professionals, dated January 31, 2024
- Architectural Plan Set, prepared by DeMasi Architects P.C., dated December 8, 2023
- Architectural Renderings
- Site Photos of Property
- Check #204 – Permit Application Fee in the amount of \$350.00
- Check #205 – Escrow Fee in the amount of \$5,000.00

The subject property is within the Town of Ossining, consisting of ± 1.3 acres of land. The property contains ± 220 feet of frontage on Hillcrest Drive. At present, the subject property is vacant.

The proposed action includes the construction of a new, single-family home, driveway, stormwater treatment areas, private septic and a public water supply. The only possible driveway access to the property is from Hillcrest Drive, utilizing an existing common driveway. As illustrated on the "Site Layout Plan" (Sheet C-110) and "Grading, Utility & Erosion and Sediment Control Plan" (Sheet C-120), the siting of the house considered several environmental factors, in addition to providing 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 C-120 illustrates, the proposed house grades (first floor elevation and walk-out basement elevation) work naturally with the existing grades. For comparison purposes, we have also prepared a previously approved site development plan and currently proposed site development illustrated on the "Comparison Plan" (Sheet C-140).

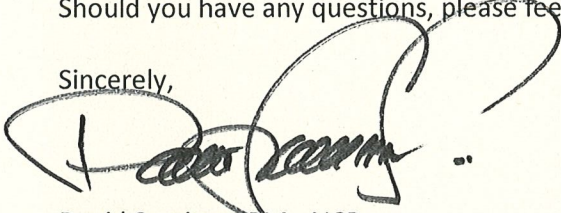
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Seven (7) trees will need to be removed for the site development. As mitigation for the proposed tree removal, a variety of native shrubs, deciduous and evergreen trees are being proposed on the Landscape Plan (Sheet C-210).

By cover of this letter, we are respectfully requesting that this item be placed on the March 20, 2024 Architectural Review Board Agenda to discuss the application.

Should you have any questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "David Sessions", is written over a large, loopy circular flourish.

David Sessions, RLA, AICP
KSCJ Consulting

DS/dc

Enclosures

cc: Michael Velardo
Michael & Lisa D'Onofrio