

RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

13 Dove Court, Croton-on-Hudson, New York 10520

Tel: (914) 271-4762 Fax: (914) 271-2820

Civil / Site / Environmental

www.rgmpepc.com

Ching Wah Chin, Chairman and Members
Town of Ossining Planning Board
John Paul Rodrigues Operations Center
101 Route 9A – PO Box 1166
Ossining, New York 10562

October 9, 2018

Hand Deliver

Re: Scott Lerman / General Electric Company
Section 80.15, Block 1 Lot 5.1
219 Cedar Lane
Town of Cortlandt, New York

Dear Hon. Chairman and Members of the Board:

Enclosed please find ten (10) sets of the following information:

1. Town of Ossining Application for Planning Board,
2. Short Environmental Assessment Form for the Subdivision of 219 Cedar Lane dated October 9, 2018,
3. Letter of consent from Joshua R. Hill of General Electric dated October 2, 2018,
4. Preliminary Plat for Scott Lerman, Susan Keiser and the General Electric Company dated September 28, 2018 by Scott B, Gray, LS,

The fee in the amount of \$225.00 and the escrow account in the amount of \$5,000.00 are being transferred to the Town directly from General Electric.

Mr. Lerman proposes to subdivide his property and transfer 1.468 Acres of land to property owned by General Electric Company tax lot 80.15-1-5.1. The existing property line will be extinguished and no new lots will be created. The parcel will take its frontage from the existing GE parcel (see attached aerial map exhibit).

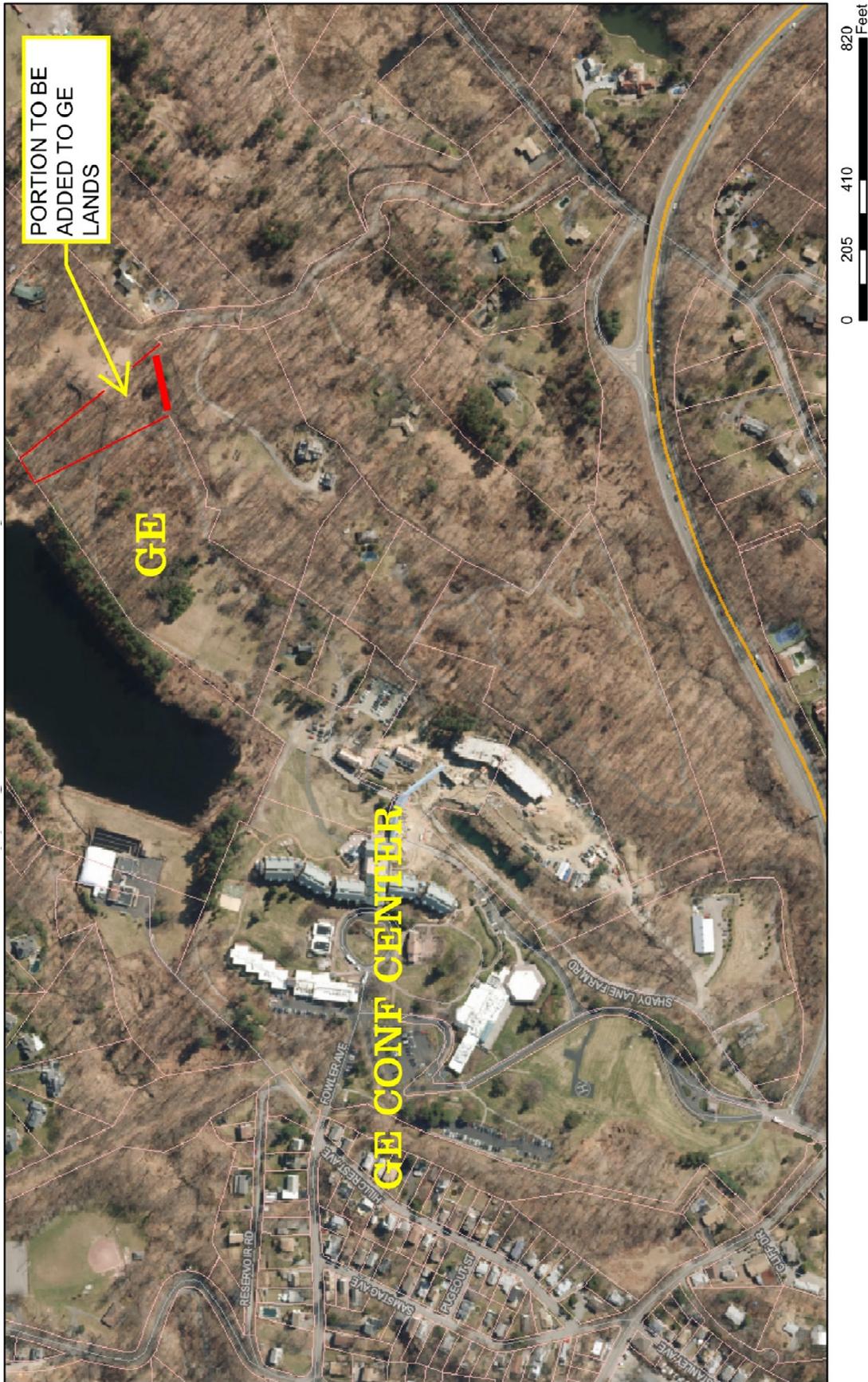
We are requesting placement on the agenda of the October 17, 2018 meeting of the Planning Board for consideration of subdivision approval and to set a date for Public Hearing.

Sincerely,

Ralph G. Mastromonaco, PE

RGM/mte

cc: Scott Lerman
Joshua R. Hill



Town of Ossining (Westchester County, New York)
Application for Planning Board

A copy of this form accompanied by a \$250.00 Filing Fee, Escrow Deposit as outlined on the Town fee schedule, 10 Copies and 1 PDF of an accurate intelligible plan of the property. This must be submitted to the Planning Board Secretary on the specified submission date prior to the regularly scheduled meeting (see Calendar).

I, (We) Scott Lerman / Susan Keiger
Address 219 Cedar Lane
Ossining, NY 10562

Phone Number 914-944-0458 Email scotthlerman@gmail.com

Request a Planning Board Hearing for:

- Preliminary Site Plan Review
- Architectural Review
- Site Plan Approval
- Conditional Use Permit
- Rezoning Application
- Subdivision Approval
- Filling and Grading Permit
- Wetland Approval

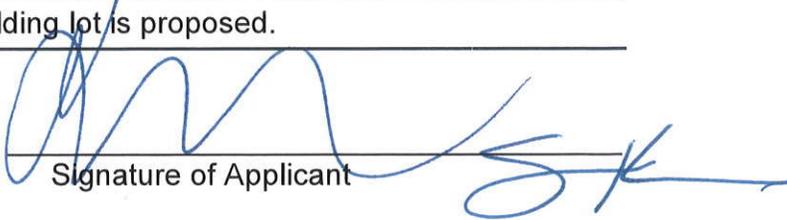
Location of Property 219 Cedar Lane

Section 80.15 Plate Block 1 Lot(s) 5.1 & 4.1

Present Zoning R-30

Purpose of Hearing: Project is to subdivide Lot 5.1 and transfer 1.468 acres of property to the adjoining parcel, Lot 4.1. No new building lot is proposed.

Date: 10/1/18


Signature of Applicant

Note: The applicant is responsible for complying with all rules and regulations with respect to filing of final subdivision plats with the Westchester County Clerk.

Submission Checklist:

- Application Form & Plans (10) & (1) PDF File
- Environmental EAF
- Fees, Section 200-51
- Property Owner Authorization



GE
Global Operations – Properties
Joshua R. Hill
Counsel

901 Main Avenue
Norwalk, CT 06851

October 2, 2018

Town of Ossining Planning Board
The Ossining Operations Center
101 Route 9A – P.O. Box 1166
Ossining, NY 10562
Attn: Chair, Ching Wah Chin

RE: Subdivision Approval – Scott Lerman and Susan Keiser, Owners of 219 Cedar Lane
(Section 80.15, Block 1, Lots 5.1 and 4.1)

Dear Chairman Chin:

This shall serve to confirm that General Electric Company is the owner of that certain parcel of land known as 5 Shady Lane Farm Road, Ossining, New York, which is identified on the tax map of the Town of Ossining as Section 80.15, Block 1, Lot 4.1 (the “Property”).

Further, General Electric Company hereby consents to the proposed subdivision of Lot 5.1, for the purpose of merging that portion of Lot 5.1 identified on the preliminary plat (described below) as Lot 1 with the Property.

Please note that this consent is strictly limited to the configuration shown on that certain plat entitled “Preliminary Plat for Scott Lerman, Susan Keiser and the General Electric Company Town of Ossining, Westchester Co., N.Y.”, dated September 28, 2018, as prepared by Ralph G. Mastromonaco, P.E., P.C. Any change to the configuration of this preliminary plat after the date of this letter shall require the further written consent of General Electric Company.

Thank you for your attention to this matter.

Sincerely,
General Electric Company

By: 
Joshua R. Hill
Global Lead Properties Counsel

cc: Scott Lerman

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

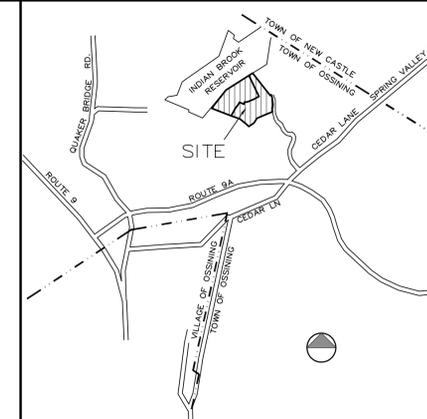
Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center; margin: 0;">Subdivision of 219 Cedar Lane</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; margin: 0;">219 Cedar Lane, Ossining, NY 10562</p>			
Brief Description of Proposed Action: <p style="margin: 0;">Project is to subdivide 7.437 Acre parcel and transfer 1.468 Acres to the adjoining property owned by General Electric. The existing property line will be extinguished and no new building lots will be created.</p>			
Name of Applicant or Sponsor: <p style="text-align: center; margin: 0;">Scott Lerman</p>		Telephone: <hr style="border: none; border-top: 1px solid black; margin: 0;"/>	
		E-Mail: <hr style="border: none; border-top: 1px solid black; margin: 0;"/>	
Address: <p style="text-align: center; margin: 0;">219 Cedar Lane</p>			
City/PO: <p style="text-align: center; margin: 0;">Ossining</p>		State: <p style="text-align: center; margin: 0;">NY</p>	Zip Code: <p style="text-align: center; margin: 0;">10562</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
Westchester County Department of Health: Plat Approval			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		7.347 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		7.347 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: <u>October 9, 2018</u></p> <p>Signature: _____</p>		

SSTS SCHEDULE

Lot No.	Lot Size (Acres)	Usable SSTS Area	Hole No.	Deep Test Hole Descriptions	Mottling/Gr. Water Elevation	Imperious Layer Elevation	Percolation Rate (Min./Inch)	% Slope	SSTS Area	Bedm. 3	Bedm. 4	Depth	Volume	Curtain Drain	Remarks
1	5.969 AC.	8,500 s.f.			n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	WCD# FILE # 095-01 Existing 3 Bedroom House
2	8.498 AC.	13,000 s.f.	2A	12" Topsoil; 42" Medium Loam; 84" Fine Sandy Loam w/cobbles	none	none	12	9	375	500	n/a	n/a	n/a	n/a	
			2B	12" Topsoil; 60" Mod. Comp. Loam; 96" Fine Sandy Loam w/cobbles	none	none									
			2C	12" Topsoil; 84" Fine Sandy Loam w/cobbles	none	none									

N/F
BOARD OF WATER COMMISSIONERS OF
THE VILLAGE OF OSSINING
(INDIAN BROOK RESERVOIR)
TAX ID: 80.15-1-3



LOCATION MAP
SCALE: 1" = 1500'

LOT 2
TAX LOT: 80.15-1-4.1
PROPOSED LOT AREA:
370,196 S.F.
8.498 AC.
EXISTING LOT AREA:
306,238 S.F.
7.030 AC.

N/F GENERAL ELECTRIC COMPANY

N/F BRIANT
TAX ID: 80.15-1-7
LOT 2, FM 21615

N/F GENERAL ELECTRIC CO.
TAX ID: 80.15-1-24

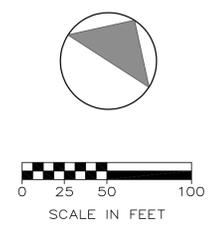
N/F MCWILLIAMS
TAX ID: 80.15-1-22

N/F KASTEN
TAX ID: 80.15-1-21

N/F WERSTEINE
TAX ID: 80.15-1-20
FM 7745

LOT 1
TAX LOT: 80.15-1-5.1
PROPOSED LOT AREA:
259,998 S.F.
5.969 AC.
EXISTING LOT AREA:
323,956 S.F.
7.437 AC.
N/F LERMAN

PRELIMINARY PLAT
FOR
SCOTT LERMAN, SUSAN KEISER
AND THE
GENERAL ELECTRIC COMPANY
TOWN OF OSSINING
WESTCHESTER CO., N.Y.
SEPTEMBER 28, 2018
TOTAL AREA: 14.467 ACRES



APPROVED for filing in the Westchester County Clerk's Office Division of Land Records.

Owner of record:

Scott Lerman _____ Date _____

Susan Keiser _____ Date _____

James E. Warczak _____ Date _____
General Electric Company
Manager - Legal Operations
Corporate Properties and Services Operation

Receiver of Taxes _____ Date _____

NOTE:
APPROXIMATE LOCATION OF RIGHT OF WAY AS SHOWN ON FILED MAP 6270 AND "SURVEY OF PROPERTY PREPARED FOR THOMAS P. CLEMENS" PREPARED BY CHAS. H. SELLS, INC. DATED NOVEMBER 17, 1995 AND "SURVEY OF PROPERTY PREPARED FOR SIDNEY WELLS" PREPARED BY CHAS. H. SELLS, INC. DATED DECEMBER 5, 1969 AND LAST REVISED ON SEPTEMBER 4, 1970.

Approved by resolution of the Planning Board of the Town of Ossining, New York, on the _____ day of _____, 20____, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision in this plat, after the above date, shall void this approval.

Signed this _____ day of _____ 20____ by _____

Chairman

Town Engineer

Filed in the Westchester County Clerk's office
Division of Land Records
on _____ as map no. _____
Westchester County Block: 9367
Sheet: 154

Utilities designed by:
RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
(914) 274-4762

Westchester County Department of Health
New Rochelle, New York
Approved pursuant to Chapter 873, Article X, Sections 873.951 and 873.1001 and Articles VII and VIII of the Westchester County Sanitary Code subject to the provision of individual well water supply and separate sewage treatment facilities to serve each habitable building hereafter constructed. These facilities are to be installed in accordance with land improvement plans and specifications approved by and filed in this office prior to the construction of such building.
Each purchaser of property shown hereon shall be furnished a true copy of this plat showing this endorsement. Any erasures, changes, additions or alterations of any kind, except the addition of signatures of other approving authority and the date thereof made on this plan after this approval, shall invalidate this approval.
Date: _____
Approved by the Assistant Commissioner of Health on Behalf of the Department of Health

I, Scott B. Gray, the surveyor who made this map, do hereby certify that the survey of the property shown hereon was completed on _____ and this map was completed on _____

LIC. 50672
SCOTT B. GRAY, L.S.
LICENSED LAND SURVEYOR

ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT SHOWN.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW SECTION 7209 (2).
S008-110