



TOWN OF OSSINING
BUILDING, & PLANNING DEPARTMENT
101 ROUTE 9A, P.O. Box 1166
OSSINING, N. Y. 10562
PHONE: (914) 762-8419 FAX: (914) 944-0195
www.townofossining.com

RECEIVED

MAR 03 2016

Town of Ossining
Building & Planning Department

APPLICATION TO THE ZONING BOARD OF APPEALS

Date 3/3/16

I, (we) WILLIAM BUTLER of HILLCREST DRIVE
(Name of Applicant) (Street)
OSSINING NY 10562 917.861.8743 :HEREBY
(Municipality) (State) (Zip Code) (Phone No.)

- (☒) APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR AND IN CONNECTION THEREWITH REQUEST
- (☒) an Interpretation of the Zoning Code or Zoning Map of the Town of Ossining,
- (☒) a Variance from the terms of the Zoning Code of the Town of Ossining, or
- () a Temporary Certificate of Occupancy.

- () APPLY TO THE ZONING BOARD OF APPEALS FOR A SPECIAL PERMIT.

1. LOCATION OF PROPERTY HILLCREST DRIVE
(Street and Number)
SECTION 90.19 PLATE — BLOCK 2 LOT 59 ZONE R-30

- A) Is the Property located within a distance of 500 feet of the boundary of any village, town or county, or any boundary of a State park or parkway? If yes, specify.
Yes ☒ No ☐
- B) Does the Property abut the boundary of any village or town, the boundary of any State or County park or other recreation area, the right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or the boundary of any county or State owned land on which a public building or institution is located? If yes, specify. EASTERN BOUNDARY OF TOWN AT ROUTE NYS DOT 100
Yes ☒ No ☐
- C) If a Special Permit is being applied for, is the property shown on the Hudson River Valley Commission Jurisdiction Map?
Yes ☐ No ☒

2. **PROVISION (S) OF THE ZONING CODE INVOLVED**

Section 200 subsection 25.1 paragraph A

Section _____ subsection _____ paragraph _____

Section _____ subsection _____ paragraph _____

3. **DESCRIPTION OF RELIEF REQUESTED** (Set forth the circumstances of the case, interpretation that is claimed and details of any variance applied for. Use extra sheet if necessary.)

HILLCREST DRIVE IS A PAPER STREET, ON WHICH THE SUBJECT PROPERTY HAS EXTENSIVE FRONTAGE. THE PROPOSED ACTION WILL CREATE TWO (2) ADDITIONAL LOTS WITH DRIVEWAY ACCESS OFF HILLCREST DRIVE. SIX (6) LOTS EXIST ON THE OPPOSITE SIDE OF HILLCREST DRIVE.

4. **REASON FOR APPEAL** (State precisely grounds on which it is claimed that relief should be granted. Use extra sheet if necessary.)

TWO (2) HOMES EXIST ON THE OPPOSITE SIDE OF HILLCREST DRIVE THAT USE THAT PAPER STREET AS DRIVEWAY ACCESS. IT IS PROPOSED TO IMPROVE AND PAVE HILLCREST DRIVE TO SERVICE THE TWO (2) NEW LOTS / DRIVEWAYS PROPOSED UNDER THIS ACTION.

5. **Enclose 10 copies of an accurate and intelligible plan of the Property drawn to a suitable scale and a nonrefundable fee of \$150.00**


(Signature of Property Owner or Authorized Agent)

JAMES J. VANOLI, PE
CONSULTING ENGINEER

16 FENBROOK ROAD
OLD SAYBROOK, CONNECTICUT 06475

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

March 3, 2016

Zoning Board of Appeals Chairman Sal Carrera and
Zoning Board Members
Town of Ossining
John Paul Rodrigues Building
PO Box 1166
Route 9A
Ossining, New York 10562

Re: **Butler Subdivision**
Hillcrest Drive
Section 90.19 Block 2 Lot 59

Dear Chairman Carrera and Board Members:

Mr. William Butler proposes to subdivide a 2.7 acre parcel into three (3) building lots in the Town's R-30 zone. There is one existing house on the property. The proposal complies with all zoning requirements, but a question regarding the road frontage requirement has arisen.

You will see from the enclosed maps that road frontage does exist on Hillcrest Drive, a paper street, and NYS DOT Route 100. In fact there is extensive road frontage on Hillcrest Drive. Two (2) homes currently use Hillcrest Drive for property access. It is proposed to improve the blacktop travelled way to accommodate two (2) additional homes. An area for a turn around has been designed for the end of the proposed improvements. The zoning table on the subdivision Plat and the Integrated Plot Plan shows the cumulative road frontage, comprised of Hillcrest Drive and NYS Route 100, for each proposed lot.

The enclosed copy of the Town's tax map 90.19 shows the subject property outlined in bold line. There are seven (7) lots on the opposite side of Hillcrest Drive with frontage on this paper street covering an aggregate area substantially less than the applicant's property, while having essentially the same road frontage on Hillcrest Drive.

Chairman Sal Carrera and Zoning Board Members
March 3, 2016

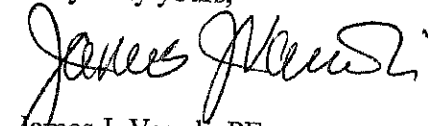
Driveway access to NYS Route 9A is impossible as the State's intention over the past 30+ years has been to both limit new curb cuts, particularly residential driveways, to State highways and eliminate existing ones where possible.

The following is enclosed for your consideration:

- Zoning Board of Appeals Application
- Filing fee of \$150.00
- Ten (10) sets of plans comprised of:
 - Town of Ossining Tax map 90.19
 - Proposed Subdivision Plat
 - Integrated Plot Plan
 - Existing conditions survey

It would be my pleasure to present the matter to your board on March 21, 2016.

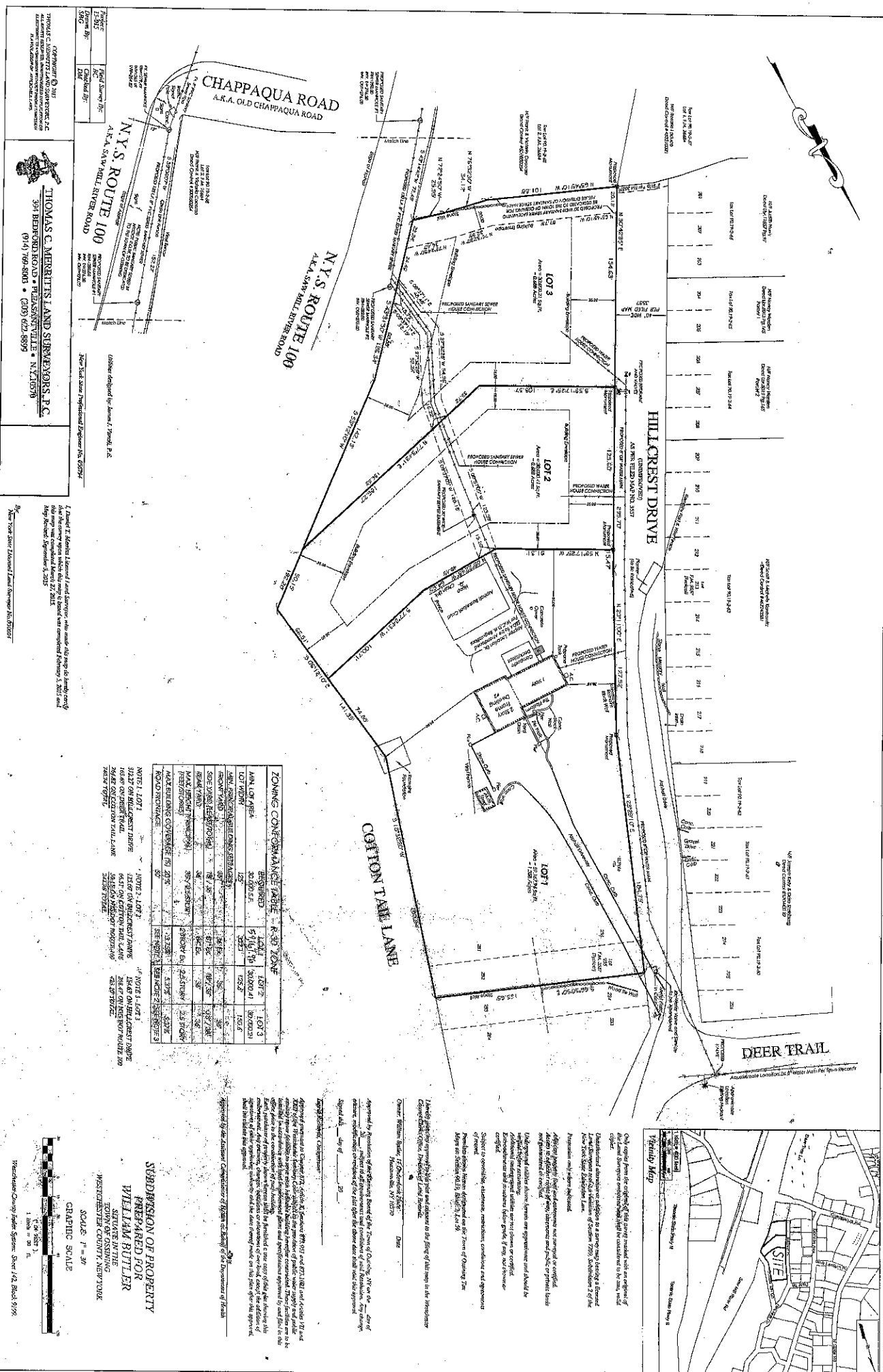
Very truly yours,

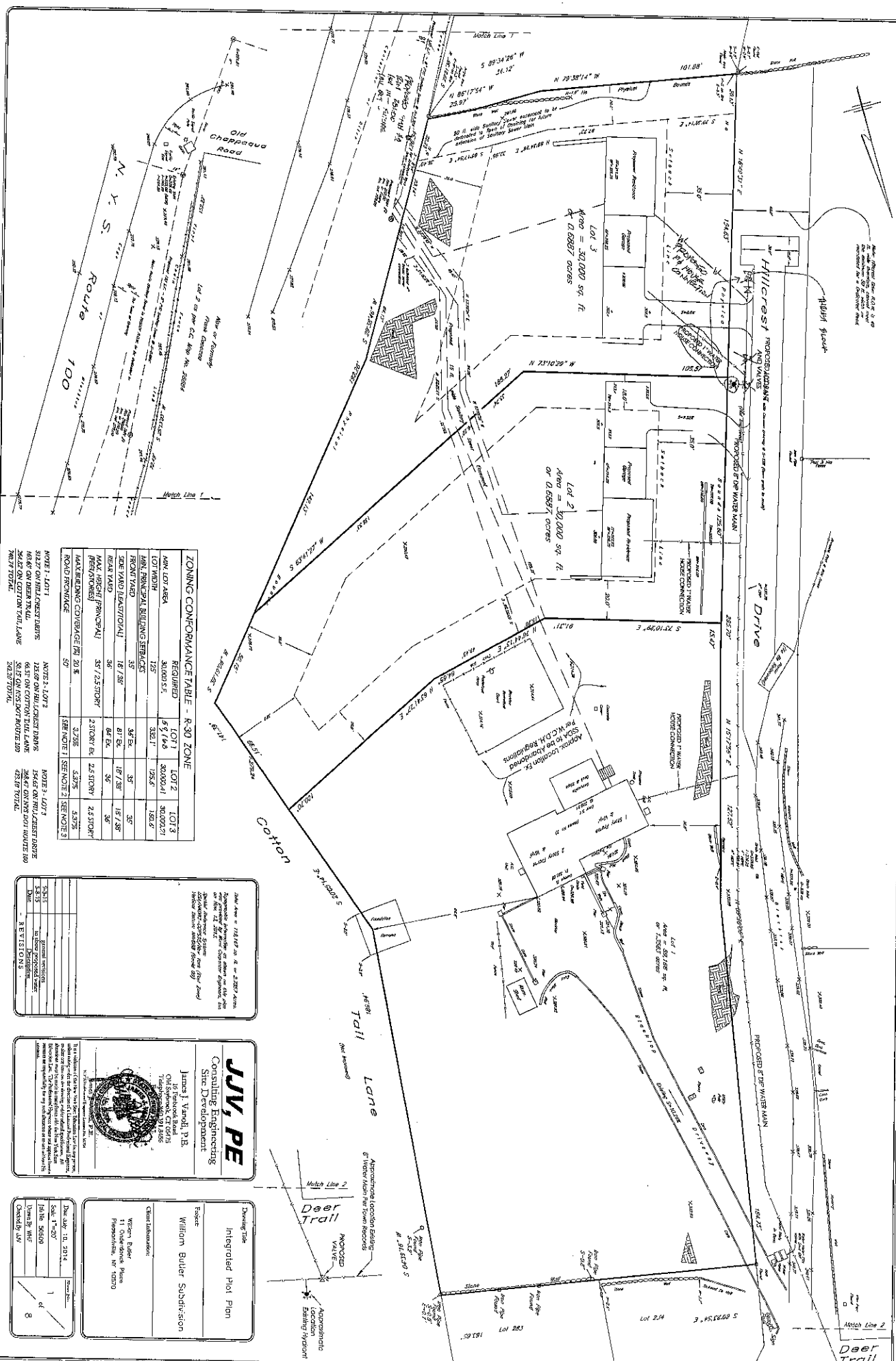

James J. Vanoli, PE
Enclosure

Cc: Mr. Wm. Butler

w/encls

ButlerSubdivision\ZBA\160303Carrera





ZONING CONFORMANCE TABLE - R-30 ZONE

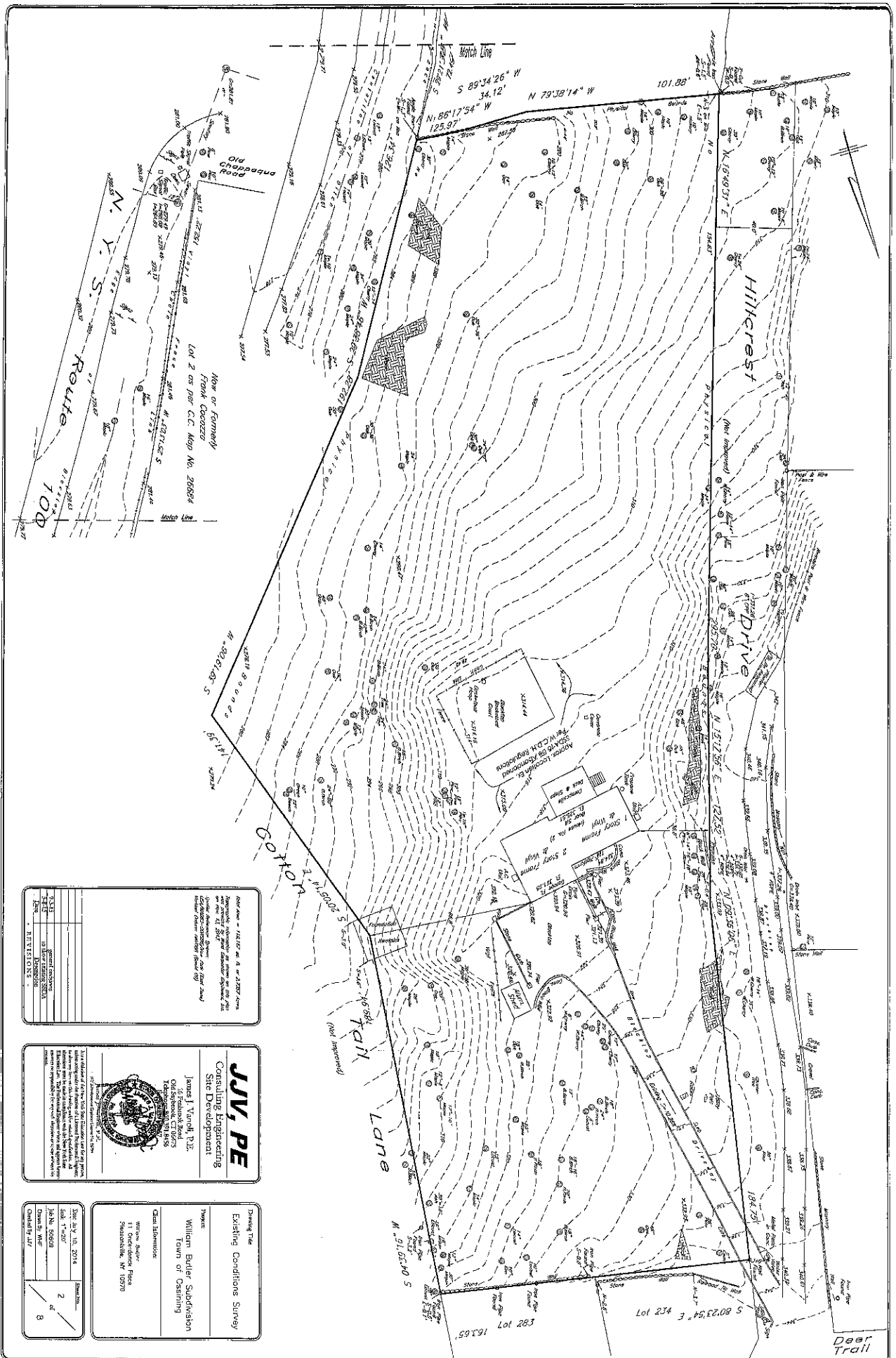
REQUIRED	LOT 1	LOT 2	LOT 3
MIN. LOT AREA	30,000 S.F.	52,146	30,000 S.F.
LOT WIDTH	125'	382.1'	125'
MIN. PRINCIPAL BUILDING SETBACKS	35'	35'	35'
FRONT YARD	35'	35'	35'
SIDE YARD (REAR YARD)	10'	10'	10'
REAR YARD	35'	35'	35'
MAX. HEIGHT (PRINCIPAL)	35'	35'	35'
MAX. HEIGHT (ACCESSORY)	25'	25'	25'
MAX. BUILDING COVERAGE (%)	30%	30%	30%
ROAD FRONTAGE	50'	50'	50'

NOTES:
 1. LOT 1: 10,000 sq. ft. (0.6887 acres).
 2. LOT 2: 10,000 sq. ft. (0.6887 acres).
 3. LOT 3: 10,000 sq. ft. (0.6887 acres).
 4. The proposed building footprints are shown with dimensions and bearings.
 5. The plan includes Old Chappaqua Road, N.Y.S. Route 100, Hillcrest Drive, Cotton Tail Lane, and Deer Trail.
 6. It also shows proposed building footprints, parking areas, and various easements.

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 2. The plan includes Old Chappaqua Road, N.Y.S. Route 100, Hillcrest Drive, Cotton Tail Lane, and Deer Trail.
 3. It also shows proposed building footprints, parking areas, and various easements.

JUV, PE
 Consulting Engineering
 Site Development
 James J. Veral, P.E.
 1111 Main Street
 Old Saybrook, CT 06455
 Tel: 860/399-1111
 Fax: 860/399-1112

Deer Trail
 Integrated Pilot Plan
 William Butler Subdivision
 Client Information:
 William Butler
 11 Overbrook Place
 Princeton, NJ 08540
 Date: 12/12/14
 Scale: 1"=50'
 Drawn by: JUV
 Checked by: JUV



DATE: 11/15/16	BY: JAV	
PROJECT: Hillcrest Drive	SCALE: 1"=100'	
CLIENT: JAV	REVISIONS:	
NO. 1	DATE	DESCRIPTION
1	11/15/16	GENERAL NOTES
2	11/15/16	TO BE REVIEWED BY JAV
3	11/15/16	TO BE REVIEWED BY JAV
4	11/15/16	TO BE REVIEWED BY JAV
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99	11/15/16	TO BE REVIEWED BY JAV
100	11/15/16	TO BE REVIEWED BY JAV

JAV, PE
Consulting Engineering
Site Development

James J. Varoli, P.E.
27 Franklin Road
Roseton, NY 11555
Tel: 516.466.1858
Fax: 516.466.1859
Email: jvaroli@javpe.com

Project:
William Butler Subdivision
Town of Ossining

Client:
JAV

Scale:
1"=100'

Drawn By:
JAV

Checked By:
JAV

Date:
11/15/16

Sheet:
2 of 8