

**PLANNING BOARD
TOWN OF OSSINING, NEW YORK**

**SCHNEIDER
RESOLUTION OF SUBDIVISION PLAT APPROVAL**

WHEREAS, Joanne Schneider (the "Applicant" and "Owner") has applied for approval of a minor subdivision involving the division of a 0.989 acre property into two (2) lots: 17,010 square feet (Lot 1) and 26,088 square feet (Lot 2) in size (the "Project") on land which is located in the R-15 One-Family Residence District; and

WHEREAS, the Subject Property is designated Section 89.08, Block 1, Lot 45 on the Town tax maps (the "Subject Property" or "Site"); and

WHEREAS, the subdivision for the Project is expressed on the following plans generally entitled *Subdivision for Joanne Schneider*, prepared by Kellard Sessions Consulting, PC, originally dated May 9, 2016, with latest revisions dated July 11, 2016:

1. Sheet 1, "Layout Plan;"
2. Sheet 2, "Grading, Drainage, Erosion Control and Screening Plan;"
3. Sheet 3, "Site Details;"
4. Sheet 4, "Erosion & Sediment Control Details/Note;"

WHEREAS, also received by the Planning Board was a drawing entitled *Topographic Survey Prepared for Joanne A. Schneider*, prepared by Scott Chamberlain, L.S., PC, dated September 10, 2010; and

WHEREAS, in addition to the above referenced materials, the Applicant has submitted an Application for Subdivision Approval dated April, 8 2016 and a Short Environmental Assessment Form (EAF) dated April 11, 2016; and

WHEREAS, the Planning Board is familiar with the Subject Property and its surroundings, and has reviewed the Project in accordance with the standards for approval contained in the Zoning Law and Subdivision Regulations of the Ossining Town Code; and

WHEREAS, the Planning Board referred this application to the Westchester County Planning Board in accordance with Section 239-1 of the General Municipal Law; and

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WHEREAS, the Westchester County Planning Board responded to the above mentioned referral by way of a letter which concluded that there were no County or intermunicipal issues of concern to the County Planning Board and that the action was a matter for local determination; and

WHEREAS, on July 12, 2010 the Zoning Board of Appeals granted an area variance of 40' for the proposed new lot which requires a 50' wide strip of land connecting the main portion of the lot with the street; and

WHEREAS, the Planning Board has reviewed the Project as a "minor subdivision" as defined by the Town's Subdivision Regulations; and

WHEREAS, a public hearing on the subdivision plat was held on June 15, 2016 and July 20, 2016 during which times all persons interested were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the requirements of the New York State Environmental Quality Review Act (SEQRA), and based upon the review of the Environmental Assessment Form and all of the application materials that have been submitted for this action, the Planning Board hereby adopts the attached Negative Declaration for the reasons stated therein and thereby finds that this Project will have no significant adverse impact to the environment; and

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Subdivision Plat Approval to the Project as expressed on the Subdivision Drawings, subject to compliance with the following conditions and modifications and any other requirements which must be met by law:

1. **Prior to the endorsement of the Subdivision Plat by the Planning Board Chairman, the following conditions shall be fulfilled to the satisfaction of the Planning Board:**
 - a. Subdivision Plat prepared by a Licensed Land Surveyor (the "Subdivision Plat") shall be prepared by the Applicant and shall be submitted to the Planning Board for review by the Board and its consultants, and for approval by the Board. The Subdivision Plat shall bear all pertinent and appropriate notes and elements from the Subdivision Drawings.
 - b. The Subdivision Drawings and the Subdivision Plat shall be such that they meet the satisfaction of the Planning Board's Engineering Consultant, including but not necessarily limited to the fulfillment of the comments in his memorandum dated July 20, 2016, and said plans shall thereafter be

endorsed by said Engineer. This shall include a note on the Subdivision Drawings and the Subdivision Plat which states that, "Prior the issuance of a Building Permit for Lot 1, the Applicant shall secure architectural and site plan approvals from the ARB/Planning Board."

- c. The Subdivision Plat shall be endorsed by the Westchester County Department of Health indicating the Department's approval of the water supply and sewage disposal facilities.
- d. The Applicant shall submit a letter from the Village of Ossining which confirms the adequacy of the municipal water system to serve the proposed lots.
- e. The Applicant shall submit driveway maintenance and access easement agreements for Lots 1 and 2 which meet the satisfaction of the Planning Board Attorney in form and substance. The Applicant shall also submit an easement in favor of the property shown on the above mentioned drawings as "N/F Keith H. Krebsner" which meets the satisfaction of the Krebsner property's current owner and the Planning Board Attorney in form and substance.
- f. The shed encroaching on Lot 1 from the neighboring property shall be removed.
- g. The Applicant shall submit a statement signed by the Town Receiver of Taxes that indicates that all taxes due on the Subject Property have been paid.
- h. In accordance with Section 277.4 of New York State Town Law, the need for recreation fees and the amount of said fees as required by the Town's Zoning Law have been established based upon the analysis performed by Frederick P. Clark Associates, Inc., the Town's Planning Consultants, in the study entitled Park, Playground and Recreation Analysis dated March 23, 1994.

In accordance with Section 200-51.A(1)(b) of the Zoning Law and Chapter A203, Fees, of the Town Code, the Applicant shall submit to the Town a recreation fee in the amount of seven thousand five hundred (\$7,500) dollars for the one (1) new lot.

- i. All outstanding application review fees, including consultant review and legal fees shall be paid in full.

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In accordance with Section 176-9.A(1) of the Town's Subdivision Regulations, the approval of the Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this resolution unless the requirements listed above have been completed to the satisfaction of the Planning Board and the plat has been submitted for signature. The Planning Board may, however, extend the time for periods of ninety (90) days each in which the requirements must be fulfilled and said plat is to be submitted for signature if, in its opinion, the particular circumstances warrant such extension(s).

2. **Prior to the issuance of a Building Permit for Lot 1, the Applicant shall secure architectural and site plan approvals from the ARB/Planning Board.**
3. **The following are general conditions which shall be fulfilled as the Project progresses to completion:**

- a. The Applicant shall be responsible for the payment of all application review costs, including consultant review and legal fees, incurred by the Planning Board in the review of this matter in accordance with Section 200-51.B of the Zoning Law. Such fees shall be paid by the Applicant within thirty (30) days of the notification by the Planning Board that such fees are due. If such fees are not paid within this thirty (30) day period, and an extension therefor has not been granted by the Planning Board, this Resolution shall be rendered null and void.
- b. In accordance with Section 176-9.A(2) of the Town's Subdivision Regulations, the endorsed subdivision plat shall be filed in the Westchester County Clerk's Office (Division of Land Records) within sixty-two (62) days of the date of the endorsement of said plat by the Planning Board Chairman.

The driveway maintenance and access easement agreements and the easement in favor of the property shown on the above mentioned drawings as "N/F Keith H. Krebsner," all mentioned in Condition 1.e above, shall also be filed in the Westchester County Clerk's Office (Division of Land Records) along with the plat.

- c. Subsequent to the filing of the Subdivision Plat in the County Clerk's Office, the Applicant shall submit three (3) copies of the filed plat to the Town Building and Planning Department.

Subsequent to the filing of the driveway maintenance and access easement agreements and the easement in favor of the property shown on the above

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mentioned drawings as "N/F Keith H. Krebsner," all mentioned in Condition 1.e above, in the County Clerk's Office, evidence of said filing shall be submitted to the Town Building and Planning Department.

- d. All construction on this Project shall be in accordance with best management practices.
- e. No portion of any approval by the Planning Board shall take effect until all conditions herein are met.

Resolution Adopted: July 20, 2016

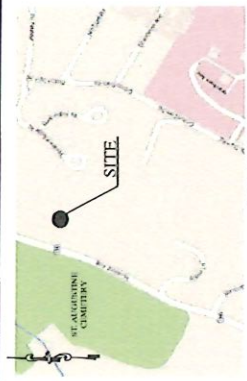
9-7-16
Date

Ingrid Richards
Ingrid Richards, Chair
Town of Ossining Planning Board

Attachment: Negative Declaration

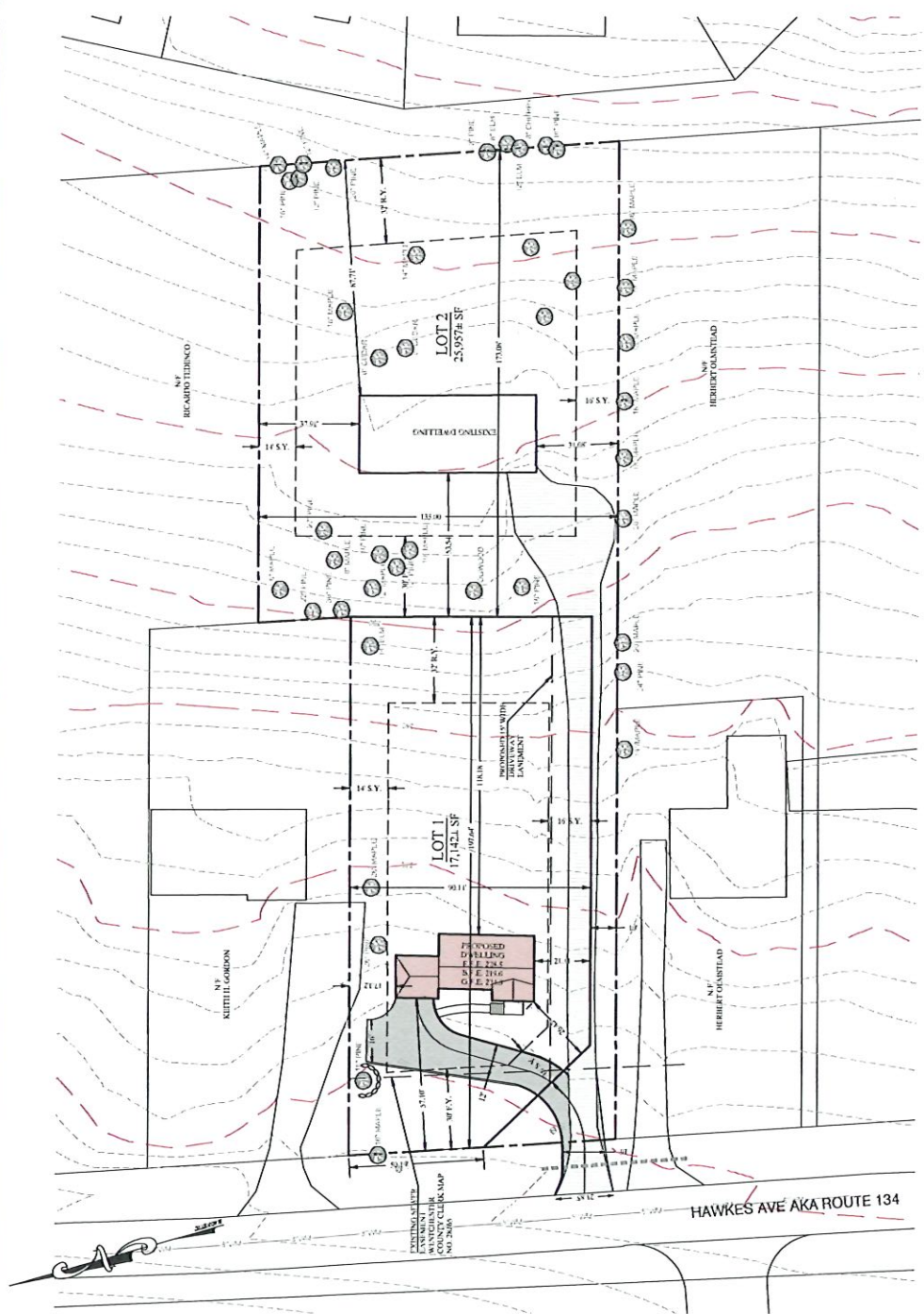
cc: Daniel A. Ciarcia, PE
John D. Hamilton
Katherine Zalantis, Esq.
David H. Stolman, AICP, PP

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SITE DATA
LOCATION MAP
 JOANNE SCHNEIDER
 71 HAWKES AVE
 OSSING, NEW YORK 1082
 71 HAWKES AVE
 OSSING, NEW YORK 1082
 SECTION 40.06 BLOCK 1 LOT 45
 0.08 ACRES (43,081 SF)
 TOWN OF OSSING - R-15

- LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED ZONING RETRACK
 - EXISTING RESIDENT
 - EXISTING ASPHALT DRIVEWAY
 - PROPOSED RESIDENT
 - PROPOSED ASPHALT DRIVEWAY



ZONING (R-15) TABLE - OSSING

REGULATION	LOT 1	LOT 2
LOT AREA	17,421 SF	25,957 SF
LOT WIDTH	90.1 FT	130.1 FT
LOT DEPTH	120.1 FT (MIN)	175.1 FT
FRONT YARD SETBACK	30.1 FT (MIN)	33.1 FT
REAR YARD SETBACK (1)	14.1 FT (MIN)	31.1 FT
REAR YARD SETBACK (2)	30.1 FT (MIN)	30.1 FT
REAR YARD SETBACK (3)	30.1 FT (MIN)	30.1 FT
REAR YARD SETBACK (4)	30.1 FT (MIN)	30.1 FT
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REAR YARD SETBACK (97)	30.1 FT (MIN)	30.1 FT
REAR YARD SETBACK (98)	30.1 FT (MIN)	30.1 FT
REAR YARD SETBACK (99)	30.1 FT (MIN)	30.1 FT
REAR YARD SETBACK (100)	30.1 FT (MIN)	30.1 FT

GRAPHIC SCALE



GENERAL NOTES

1. THE ZONING COMMISSION HAS REVIEWED THE INFORMATION AND MAPS SUBMITTED BY THE APPLICANT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF OSSING, NEW YORK.
2. ON JULY 12, 2018, THE ZONING BOARD OF APPEALS GRANTED AN AREA VARIANCE OF 40' FOR THE PROPOSED DEVELOPMENT. THE VARIANCE WAS GRANTED ON THE BASIS OF THE FOLLOWING FACTS: THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF OSSING, NEW YORK.

KELLARD SUTTONS CONSULTING

PLANNING
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ENGINEERING
LANDSCAPE ARCHITECTURE
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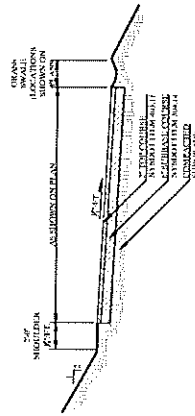
LAYOUT PLAN
SUBDIVISION FOR
JOANNE SCHNEIDER

DATE: 10/1/2018
SCALE: 1" = 40'

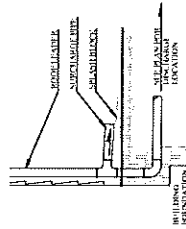
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DATE: 10/1/2018
SCALE: 1" = 40'

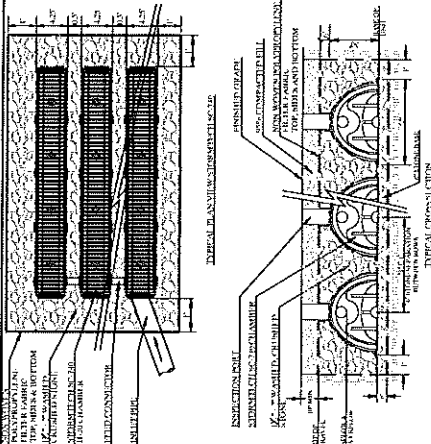
DRIVEWAY SECTION DETAIL (N.T.S.)



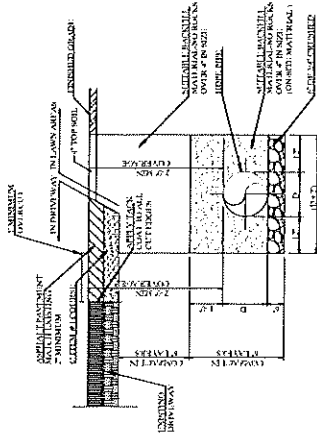
ROOF LEADER DETAIL (N.T.S.)



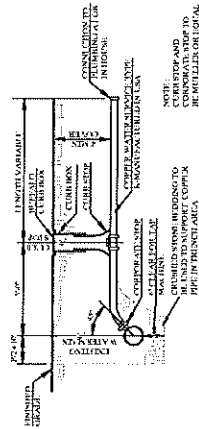
UNDERGROUND INFILTRATION SYSTEM (N.T.S.)



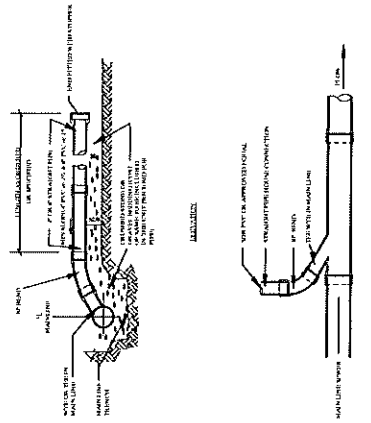
PIPE TRENCH DETAIL (N.T.S.)



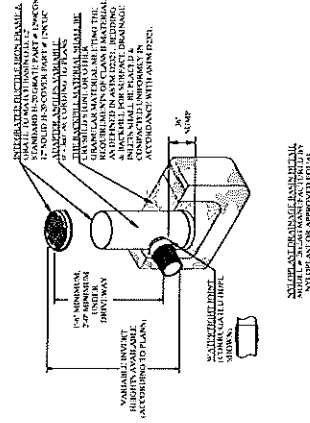
WATER SERVICE BUILDING CONNECTION DETAIL
(N.T.S.)



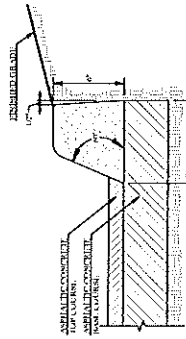
HOUSE SEWER CONNECTION AT GRADE (NTS)



NYOPLAST DRAINAGE BASIN DETAIL (N.T.S.)



ASPHALTIC CONCRETE CURB DETAIL (N.T.S.)

KELLARD
ASSOCIATES

SITE DETAILS

SUBDIVISION FOR
JOANNE SCHNEIDER

SUBDIVISION FOR
JOANNE SCHNEIDER

[illegible]

Figure 1 is a cross-sectional diagram of a road structure. It shows a road surface with a 17% slope, a 12' wide shoulder, and a 12' wide base. The road is supported by a 12' wide base. The height of the embankment above the ground is 12'.

The schematic diagram illustrates the experimental setup. It shows a rectangular frame supporting a filter fabric. Air flow is indicated by arrows entering from the left side of the frame. The diagram also depicts the internal structure of the filter fabric, including the support frame and the air flow path.

[illegible]

A cross-sectional diagram of a composite material. It shows a central core made of glass fibers embedded in an epoxy matrix, surrounded by a layer of glass fiber reinforced plastic cover. Arrows indicate the direction of stress and tensile force.

1. AREA CEMENT FOR VIBROCASTING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
3. UPON COMPLETION OF VIBROCASTING, EACH PILE SHALL BE SURCHARGED WITH CEMENT FINE, THEN REBUILT WITH VIBROCASTING OR COMBINED.
4. SEE APPLICATIONS FOR INSTALLATION OF SETTING.

Figure 1 consists of a perspective view of a slab and eight detailed cross-sections labeled (a) through (h). The perspective view shows a slab with numbered callouts (1-6) indicating different regions. The details show the placement of FRP bars, stirrups, and the concrete slab structure. (a) shows the top reinforcement with FRP bars and stirrups. (b) shows the bottom reinforcement with FRP bars and stirrups. (c) shows the top reinforcement with FRP bars and stirrups. (d) shows the bottom reinforcement with FRP bars and stirrups. (e) shows the top reinforcement with FRP bars and stirrups. (f) shows the bottom reinforcement with FRP bars and stirrups. (g) shows the top reinforcement with FRP bars and stirrups. (h) shows the bottom reinforcement with FRP bars and stirrups.

[illegible]

All responses are anonymous and will not be shared with the following parties:

- New York State and New York City Departments of Education
- New York State Office of Education
- New York State Office of General Services

[illegible]

4. STABILITY CONSIDERATIONS FOR CASE 2

Administrative Procedure

REFERENCES

[illegible]

secured in the aortic arch

• • **INFORMATION**

After the people's share issue has been underwritten and sold, the SPV will receive maintenance from the property and fund waterfall. The SPV protection barrier will allow maintenance to be directed just to reaching the SPV debt.

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STRENGTHENING COMMUNITIES

CONCLUSIONS

Stefan-Lorenz [Lorenz 01, 02, 03]
 presents will not distinguish between the two proposed for the purpose of the same reason as the other two. It is not possible to distinguish them.

Author's address: Department of Psychology, University of Illinois at Chicago, 4400 S. Maryland Ave., Chicago, IL 60607, USA.
E-mail: shirley@uic.edu

• • • RESEARCH REPORT

100% of the respondents reported that they were satisfied with the results of the study.

[illegible]

www.elsevier.com/locate/jbiotec

The intent of the census outcome is to protect all identified cases, such that the units are matched based on appropriate methods and as closely by geographic proximity. After the 2011 census, all 1000 cases will be listed in a random order of 1 to 1000. Each case received 2 copies, 1 shall be delivered with same group. All 1000 copies of all treatment will be placed in boxes and stored in boxes in order to be sampled. If some possible, treatment results shall be conducted on the day of the 1000 sampled units to check and find cases early in the fall.

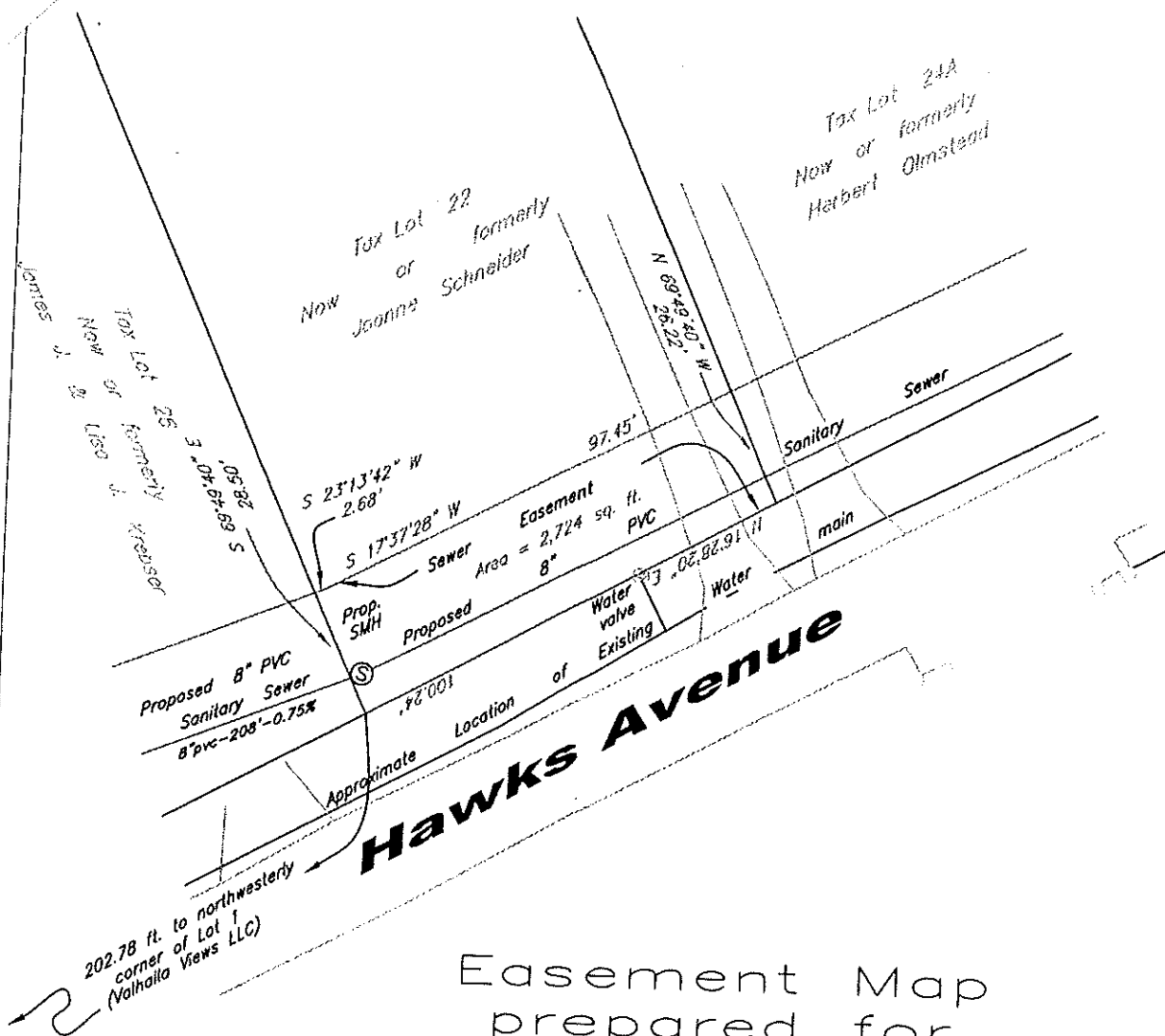
.. **NEW YORK**

Public information practices for assessing, using, and disclosing elements of public life are becoming a widespread means to determine whether individuals are worthy of certain rights, such as employment, insurance, and housing. This issue of the *Journal of Law, Economics, & Organization*, Volume 14, Number 1, contains a special section on the use of background checks in employment. The section includes an introduction by the guest editors, David A. Collier and Robert C. Ellickson, and four articles: "The Use of Background Checks in Employment: A Review of the Literature," by David A. Collier and Robert C. Ellickson; "Background Checks and the Labor Market: A Review of the Literature," by David A. Collier and Robert C. Ellickson; "Background Checks and the Labor Market: A Review of the Literature," by David A. Collier and Robert C. Ellickson; and "Background Checks and the Labor Market: A Review of the Literature," by David A. Collier and Robert C. Ellickson.

KELLARD
JILLSON

EROSION & SEDIMENT CONTROL
DETAILS/NOTES
SUBDIVISION FOR
JOANNE SCHNEIDER

WALL BEARING CAPACITY, NEW YORK		44	
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Easement Map
prepared for
Zap Properties
in the Town of
Ossining
Westchester County, N.Y.
Scale 1"=40'
Oct. 31, 2007

The premises being Lot 22, Block 11, Section 1 as shown on the official Tax Assessment Maps for the Town of Ossining.

Ward Carpenter Engineers Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601

DESCRIPTION OF A PROPOSED SANITARY SEWER EASEMENT LOCATED IN THE
TOWN OF OSSINING, COUNTY OF WESTCHESTER, STATE OF NEW YORK.

ALL that certain piece or parcel of land situate, lying and being located in the Town of Ossining, County of Westchester, State of New York and designated as a Proposed Sanitary Sewer Easement being more particularly bounded and described as follows:

Beginning at a point formed by the intersection of the division line between property now or formerly Joanne Schneider, property now or formerly James J. & Lisa J. Krebsner and the easterly side of Hawks Avenue, said point being distant 202.78 feet from point of commencement at the division line between property now or formerly Riccardo Tedesco and Lot 1 as shown on a map entitled "Subdivision Map prepared for Valhalla Views, LLC" dated and filed in the Westchester County Clerk's Office (Division of Land Records) on 2007 as Map No. , as measured along the easterly side of Hawks Avenue the following courses and distances:

northerly, a distance of 93.30 feet along a non tangent curve to the left of which the radius point lies S. 65°03'09" E. a radius of 570.00 feet, and having a central angle of 09°22'44";

thence N. 74°22'45" W., a distance of 2.75 feet;

thence S. 19°19'14" W., a distance of 6.52 feet;

thence S. 16°28'20" W., a distance of 100.21 feet to the point of beginning;

thence from said point of beginning along said division line between property now or formerly Joanne Schneider and property now or formerly James J. & Lisa J. Krebsner S. 69°49'40" E., a distance of 28.50 feet to a point on the easterly side of the herein described Sewer Easement;

thence over and across property now or formerly Joanne Schneider S. 23°13'42" W., a distance of 2.68 feet;

thence S. 17°37'28" W., a distance of 97.45 feet to a point on the division line between property now or formerly Joanne Schneider and property now or formerly Herbert Olmstead;

thence along said division line N. 69°49'40" W., a distance of 26.22 feet to a point on the easterly side of Hawks Avenue;

thence along the easterly side of Hawks Avenue N. 16°28'20" E., a distance of 100.24 feet to the division line between property now or formerly Joanne Schneider and property now or formerly James J. & Lisa J. Krebsner, the point and place of beginning.

Containing 2,724 square feet or 0.0625 acres, more or less.

Oct. 31, 2007

47310-schneider.rtf



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

ZONING BOARD OF APPEALS

TOWN OF OSSINING X

In the matter of the Application of

Gregory J. McWilliams A.I.A. for Joanne Schneider

DECISION

For a variance from the provisions

Of the Zoning Ordinance of the

Town of Ossining X

This is an application by Gregory J. McWilliams, A.I.A. representing Joanne Schneider for a variance from the provisions of the Code of the Town of Ossining, Section 200-25.1., Paragraph B. Street Frontage.

The applicant is representing the owner of a parcel of land located at 74 Hawkes Avenue, Ossining, New York, and designated on the tax maps of the Town of Ossining as Section 80.08 Block 1, Lot 45 in the R15 Zoning District.

The applicant is seeking variance of 40' for a proposed lot which requires a 50' wide strip of land connecting the main portion of the lot to the street. A two-lot subdivision is proposed, a 10' wide strip of land is provided.

Pursuant to the applicable provisions of law, and after due notice and publication, a public hearing was held on July 12, 2010. The members of this Board are presently familiar with the property and its location and have inspected and viewed the site. The Board has investigated this application and has given full consideration to the testimony presented at the hearing and hereby finds, determines, and resolves:

1. The property is located at 74 Hawkes Avenue, Town of Ossining, New York and is designated on the Tax Map of the Town of Ossining as Section 80.08, Block 1, Lot 45, in an R15 Zone.
2. In accordance with Section 200-45 of the Zoning Code of the Town of Ossining, the Board has considered whether an undesirable change would be produced in the character of the neighborhood, or detriment to nearby properties will be created by the granting of the variance; whether the requested variance is substantial; whether the proposed variance will have any adverse effect or impact on the physical or environmental conditions of the neighborhood or district, and whether the alleged difficulty was self created.

3. No governmental representative of the Town or the public has shown that strict enforcement of the ordinance is required for public health, safety or welfare, or that a variance would have a direct or substantial or adverse effect on the surrounding area.
4. In accordance with the foregoing applicant's request for a variance of 40' for a proposed lot which requires a 50' wide strip of land connecting the main portion of the lot to the street it is hereby granted provided that, as described by the applicant, and further provided that all necessary approvals be obtained from the Building and Planning Departments.
5. This decision shall constitute the decision of the Zoning Board of Appeals pursuant to Section 200-46, Subsection G of the Zoning Ordinance of the Town of Ossining.

DATED: July 12, 2010

Salvatore Carrera, Chairman
Edward Miller, Member
Ching Wah Chin, Member
James Blair, Member
Ingrid Richards