

From: John Kirkpatrick jkirk@kirklawllc.com
Subject: Subdivision pre-submission conference,
Marian Woods
Date: Jun 17, 2021 at 12:24:00 PM
To: Garrett P. Duquesne
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Garrett,

Following up on our phone call yesterday (and thank you very much), I am herewith requesting a pre-submission conference regarding the proposed subdivision for Marian Woods.

Following our zoom conference with all Town staff, we now have more detailed drawings of our proposal, which are attached. We've also change the lot size to 1 acre.

We were not able to find the easement under which traffic from the park may exit over the Marian Woods driveway. It seems that same was never drafted or granted, although it was clearly intended. Assuming the variance application is granted, such an easement will certainly be included in the subdivision application.

It was also suggested that variances might be necessary for the distance from the Marian Woods parking lot to Coolock House (the mansion). No requirements for such setback was found anywhere in the Town Code or in the resolution of site plan approval for Marian Woods. We however revised the lot lines to avoid overlap.

Consequently, our applications are somewhat simplified. The Coolock House property will have no frontage on a public street, and will therefore require only variances for access and frontage. The Marian Woods property continues as is and requires no changes, since it continues to own the driveway and frontage, and will have an easement over that portion to be owned by the Coolock House property.

Note also please the attached traffic study to document the situation at the driveway intersection with Ridge Road, and to show that all other alternatives have been investigated and found wanting.

If this might be on the agenda of July 21st, it would be very much appreciated.

And if anything else is required, I hope that you will not hesitate to give me a call on my cell [914-420-5756](tel:914-420-5756).

Best, John

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