

ESCALADAS ASSOCIATES

Architects & Engineers

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Elmsford , NY. 10523

Town of Greenburgh Planning Board
Town of Greenburgh , New York

re: DiNapoli Subdivision
Subdivision proposal and Plans



Dear Sir/Madam :

The enclosed packet includes a TOG APPLICATION for SUBDIVISION of a parcel representing TAX LOTS 7.450-256-22.1 and 7.450-256-222 , both contiguous land parcels, together with a set of drawings indicating the same . Their mailing addresses are 1952 and 1490 Saw Mill River Rd. respectively. They are owned by one entity, and are, by this application ,proceeding to apply for a Subdivision for the two parcels, in an R-20 zone, in the Town of Greenburgh. The total area of the parcels are 200,373 and 149,601 square feet, for a total of 349,974 ft².

1) This packet and drawings clearly indicate the number of lots with their individual sizes. The total is made up of 13 lots, with areas hovering around a number slightly higher than 20,000 sq. ft (20,000 is the minimum required lot area). There is an access road ,starting from White House Road, on the North side, (proposed to be called James Court) traveling South west, for a distance of approximately 950 feet and ending on a Cul de Sac with a diameter of 96 feet (minimally

required for Fire Suppression Equipment). This road will meet Minimum Town Standards, for width, type of curbing, Storm Water Design and control , as well as Slopes.

2) Upon inspection of the existing contours, it is immediately clear, that there will be a nice blend of sloping terrain, and interesting vistas. Each lot, will have, its own driveway, leading into a minimum two car garage per home . They will average in size between 2400 and 2800 square feet, with an average of four bedrooms, and four baths per house.

3) A central sewer main will be built under the proposed new road, and will flow by gravity thru lots 12 and 11, within a utility easement prescribed by lot and contour geometry, allowing the new sewer to flow and connect to an existing Sanitary Sewer at Saw Mill River road, which crosses said road ,and flows westerly into the Westchester County Sewer System.

4) Water service involves making a connection to the existing water main ,running in Whitehouse Road, with a new 6 inch diameter water main running southwest under the new pavement, and terminating at the end of the Cul de Sac with a new Hydrant . Another new Hydrant is being proposed to be installed, at the midpoint of the new road. An additional 6 inch diameter water line cross/connecting loop, is being added, to maintain water flowing, from the new line, into the existing supply line running north -south at the Saw Mill River Road Right of Way, therefore helping to link the existing lines, in case of pressure and flow variations.

5) The entire parcel, will have a storm water control collection system, which will collect all the stormwater from the newly created paved main road, as well as from all the individual paved driveways and roof water from each house . Each lot will drain its storm water flows into the proposed system, which will direct all flows to a centrally designed stormwater infiltration system, (located at the rear of lot 11) . The

overflow of this system , will discharge to the existing drain inlet low point located on the the Saw Mill River road Right of Way, which empties its waters accross the saw Mill River road right of way and in to a county line.

6) The Proposed Site Utility Plan also shows, an additional easement, to be part of the plat, allowing for emergency passage from the Saw Mill River Road onto the new proposed road, in case of blockage at the entrance side . This additional entry pathway, would allow access for any emergency type vehicle, and allow for safe passage, during any unforeseen emergency.

7) The Proposed Sediment and Erosion Control Plan (4/11) indicates a comprehensive plan for ameliorating any erosion potential due to this proposed construction activity. Elements such as Temporary Sediment Traps, temporary topsoil Stockpiles surrounded by silt fencing and construction fencing , overall Perimeter Silt Fencing , together with temporary diversion swales near the proposed pavement as well as a Stabilized Construction Entrance will help to arrest any major erosion that could occur while performing this land improvement.

Please review these documents and contact this office for any additional Information that may be required

Sincerely

Emilio Escaladas P.E.,R.A.