

April 13, 2022

Mr. Richard Fon, Chairman  
and Members of the Planning Board  
Yorktown Community and Cultural Center (YCCC)  
1974 Commerce Street, Room 222  
Yorktown Heights, New York 10598

RECEIVED  
PLANNING DEPARTMENT  
APR 13 2022  
TOWN OF YORKTOWN

Re: Shrub Oak International School  
3151 Stony Street  
Section 26.05, Block 1, Lot 4

Dear Chairman Fon and Members of the Planning Board:

On behalf of the Shrub Oak International School (School), we are pleased to submit the following evaluation of the site conditions for a secondary driveway connection to Stony Street for use by the School and Granite Knolls Sports & Recreation Complex - Park (Park). The proposed Site Plan as submitted anticipates improvements to be made to the School's internal driveways together with improvements to be made to the Park's northern driveway to allow for a shared emergency access through their respective properties.

As shown on the 2018 Approved Site Plan, Figure 1, secondary access driveways for the School and the Park were provided, with both driveways sharing a single access connection to Stony Street. As requested by the Planning Board, a preliminary driveway profile and grading plan was prepared for these driveways and is shown on Figure 2. Both driveways together will result in a total excavation of 46,700 cubic yards with a net excess of material of approximately 44,700 cubic yards not including additional material to be removed for the construction of the stormwater basins. The preliminary driveway designs are as follows.

School Driveway

Driveway Length	890 ft
Maximum Slope	9.49%
Maximum Depth of Cut	30 ft

We look forward to discussing the secondary driveway options with the Board at the April 25, 2022, work session.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP

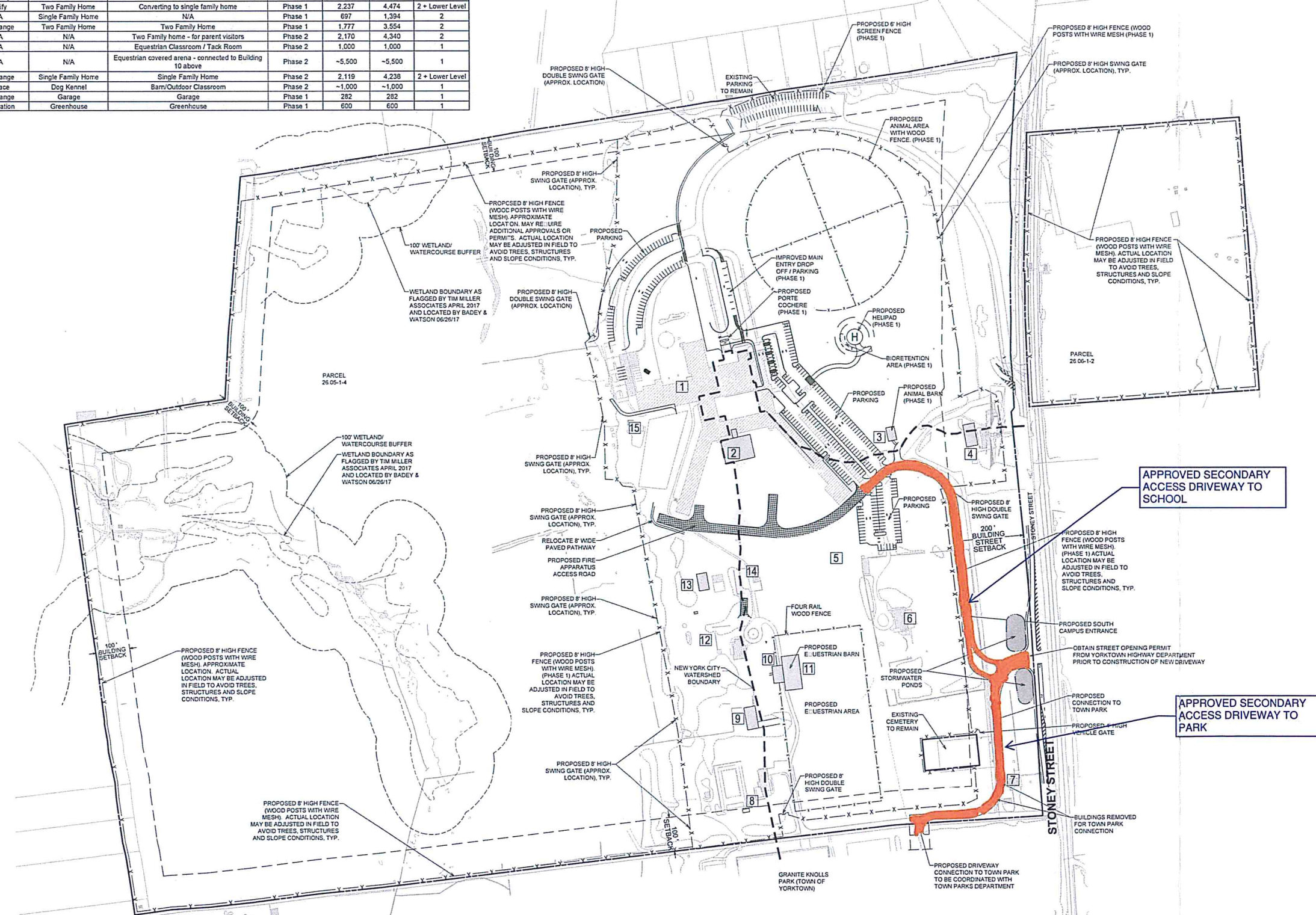
*Gerhard Schwalbe*

Gerhard M. Schwalbe, PE  
Partner

Enclosures

cc: Brian Koffler  
David Steinmetz, Esq.  
Erik Kaeyer, AIA  
Donna Maiello, PLA  
Carlito Holt, PE

SUMMARY OF EXISTING AND PROPOSED CAMPUS BUILDINGS								
BUILDING KEY	STRUCTURE STATUS	DISPOSITION	EXISTING OR PREVIOUS USE	PROPOSED USE	PROJECT PHASE	STRUCTURE FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	NUMBER OF STORIES
1	Existing	No Change	Unoccupied School	School/Dorms/Offices	Phase 1	84,143	281,405	5 + Lower Level
2	Proposed	N/A	N/A	Indoor Pcd Building - connected to Building 1	Phase 2	4,800	4,800	1
3	Proposed	N/A	N/A	Barn for farm animals	Phase 1	1,000	1,000	1
4	Existing	Replace	House (Unhabitable)	Teardown and rebuild as two family home for parent visitors	Phase 2	2,170	4,340	2
5	Existing	No Change	House	House	Phase 1	953	1,906	2
6	Existing	Modify	Two Family Home	Converting to single family home	Phase 1	2,237	4,474	2 + Lower Level
7	Demolished	N/A	Single Family Home	N/A	Phase 1	697	1,394	2
8	Existing	No Change	Two Family Home	Two Family Home	Phase 1	1,777	3,554	2
9	Proposed	N/A	N/A	Two Family home - for parent visitors	Phase 2	2,170	4,340	2
10	Proposed	N/A	N/A	Equestrian Classroom / Tack Room	Phase 2	1,000	1,000	1
11	Proposed	N/A	N/A	Equestrian covered arena - connected to Building 10 above	Phase 2	-5,500	-5,500	1
12	Existing	No Change	Single Family Home	Single Family Home	Phase 2	2,119	4,238	2 + Lower Level
13	Demolished	Replace	Dog Kennel	Barn/Outdoor Classroom	Phase 2	-1,000	-1,000	1
14	Existing	No Change	Garage	Garage	Phase 1	282	282	1
15	Existing	Restoration	Greenhouse	Greenhouse	Phase 1	600	600	1



## GRANITE KNOLLS SPORTS AND RECREATION COMPLEX

# FIGURE 1

**SHRUB OAK INTERNATIONAL SCHOOL**  
Town of Yorktown, New York

**OWNER / APPLICANT**  
SHRUB OAK INTERNATIONAL SCHOOL  
3151 Stoney Street  
Shrub Oak, NY 10547

**PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT**

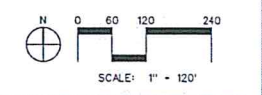
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**SURVEYOR**  
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3063 Route 9  
Cold Spring, NY 10516

APPROVED  
Resolution Number 18-04  
Date May 12, 2018



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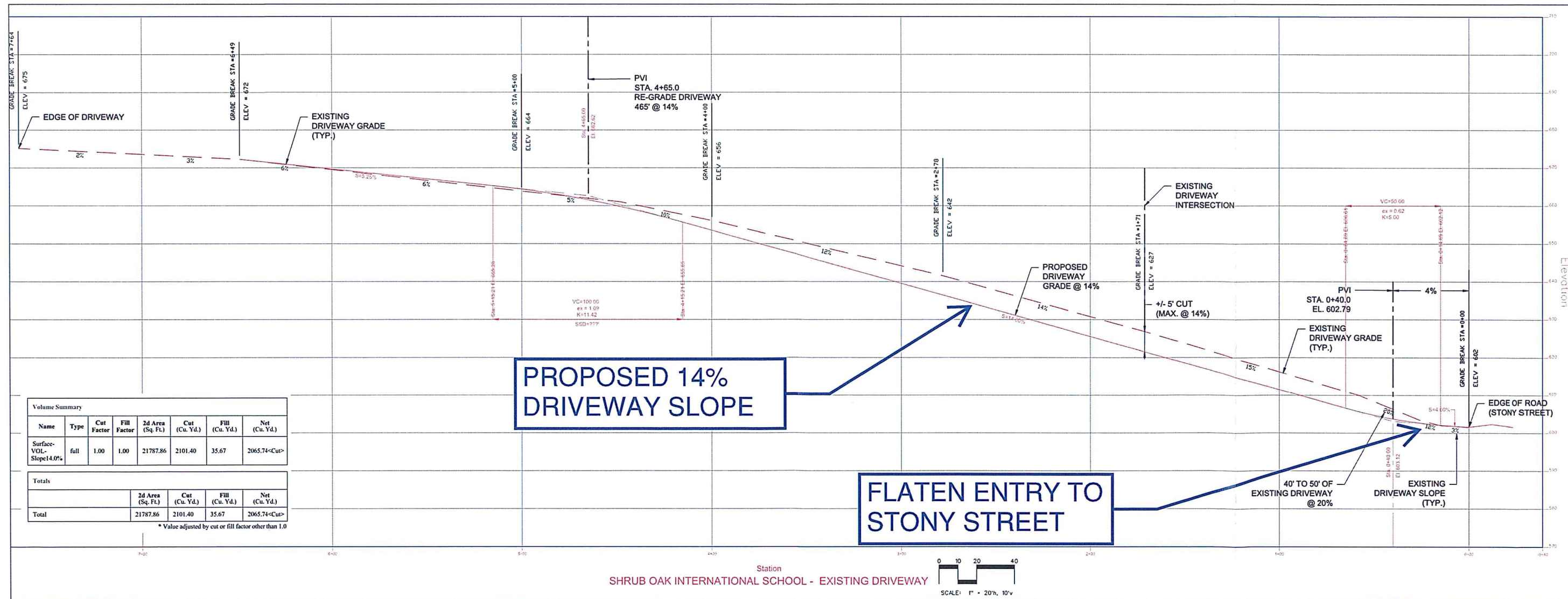
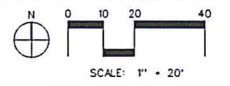
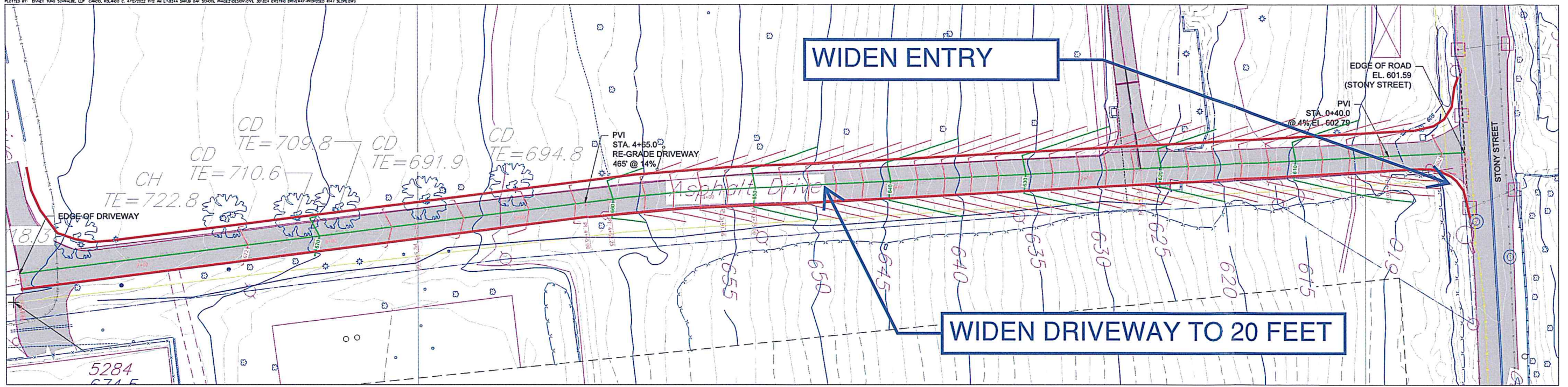
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NO.	DATE	ISSUE
04/25/18		REVISED PER PLAN REVISIONS
05/23/18		REVISED FOR PLANNING BOARD SIGNATURE

DRAWING TITLE  
**MASTER SITE PLAN**

	DRAWN BY: SBK	DESIGNED BY: CMS
	PROJECT NO: 824	DATE: 04/05/18
	DRAWING NO:	
	<b>SP-0.0</b>	





**FIGURE 3**