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PLANNING DEPARTMENT

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JAN 27 2021

TOWN OF YORKTOWN January 27, 2021

Richard Fon, Chairman and Members
Town of Yorktown Planning Board
Albert A. Capellini Community and Cultural Center
1974 Commerce Street, Room 222
Yorktown Heights, NY 10598

Hand Deliver

Attn: Robyn Steinberg, AICP

Re: Realty Subdivision at Osceola Road
Town of Yorktown, NY

Dear Hon. Chairman and Members of the Board:

Enclosed please find six (6) sets of the following information:

1. Tree Removal / Cut / Fill Computations dated January 20, 2021, (8.5" x 11" page),
2. Survey of Property prepared for Tax Lot 10 & 63 by TC Merritts Land Surveyors dated April 5, 2019,
3. Plans as follows:
 - a. Preliminary Plat, Improvement Plan, Grading / Utilities, Proposed Subdivision prepared for Kristine Hansmann dated December 29, 2020, Sheet 1 of 5 Sheets,
 - b. Existing Conditions Map, Proposed Subdivision prepared for Kristine Hansmann dated January 27, 2021, Sheet 2 of 5 Sheets,
 - c. Improvement Plan, Tree Plan, Proposed Subdivision prepared for Kristine Hansmann dated December 29, 2020 revised January 21, 2021, Sheet 3 of 5 Sheets,
 - d. Tree Schedule, Proposed Subdivision prepared for Kristine Hansmann dated December 29, 2020 revised January 19, 2021, Sheet 4 of 5 Sheets,
 - e. Details / Notes / Profiles, Proposed Subdivision prepared for Kristine Hansmann dated December 29, 2020, Sheet 5 of 5 Sheets,

Previously we submitted a report by Robert F. Davis, Esq. dated January 14, 2021 concerning Osceola Road.

We received comments from Michael Quinn, PE, Town Engineer, and offer the following information:

Comment: 1. An Engineering Department application has not been filed for this project and the required application fees have not been paid.

Response: **A subdivision application fee of \$5,850.00 was paid with the application and submitted on October 14, 2020.**

Comment: 2. Provide an up-to-date site survey/plot plan prepared by a licensed land surveyor with all building structures, topographic contours, site utilities and any easements/deed restrictions.

Response: **The recent property Survey is provided.**

Comment: 3. Question #2 should indicate all regulatory approvals required from the Town (M34 stormwater management, tree, building, WCHD, etc.) and any others.

Response: The answer to Question #2 on the EAF relates to the described action, which is subdivision approval and WCDH approval as was noted.

Comment: 4. It appears there will be a significant number of trees to be removed as part of this development site, must provide a tree removal plan that identifies the type, size and location of trees with size of woodland disturbance. Tree mitigation will be required as per Town Code Section 270 Trees.

Response: A complete Tree Analysis has been submitted.

Comment: 5. Applicant shall provide an existing conditions plan & proposed plan so we can understand what currently exists and what is being proposed. A separate Grading & Utility plan is needed to show the new grade lines. A separate Erosion & Sediment Control plan should also be provided.

Response: An existing conditions plan is now provided. Grading, utilities and erosion control are shown on the plans submitted to the Planning Board.

Comment: 6. Due to the land disturbance over 1 acre, a stormwater pollution prevention plan (SWPPP) and report must be prepared and submitted for review. Must include post-construction stormwater controls in accordance with NYSDEC regulations.

Response: Comment noted, a SWPPP will be prepared for the subdivision in its final form. Currently, both erosion control and post-construction treatment facilities are shown on the plans which are the basis of a SWPPP.

Comment: 7. for the subsurface sewage disposal systems, have soil percolation tests been done and have septic approvals been obtained from the Westchester County Health Department?

Response: Soil percolation and deep soil testing has been conducted along with the WCDH. Septic permits will be obtained when there are approved lots.

Comment: 8. Provide a Floor Plan & Elevations of the proposed houses so we can confirm the design fits with the proposed grading. If a Landscape Plan has been prepared, please submit for review.

Response: There are no plans to construct houses at this time.

Comment: 9. Provide driveway profiles so we can confirm the slope is within Town standards. General Note regarding driveways: There are very steep grades directly adjacent to driveway footprints. Applicant should consider guardrails or other safety measure.

Response: We are working with the Planning Board and Town Board to finalize grading and proposed Road Slope.

Comment: 10. Please confirm if the proposed road will be public or privately owned. Who will be responsible for the maintenance of the detention pond that is proposed to handle road drainage? We note there is an overflow discharge to a swale. The swale travels onto other private parcels that are not part of this project. Must confirm if there will be any adverse impacts on adjoining properties for the various storm conditions & rainfall events.

Response: The road is intended to be dedicated upon completion of the road construction.

Comment: 11. Applicant proposes a Town water main extension; an engineering report should be prepared for the proposed usage. Note: once the design is finalized, must be submitted for review and approval by the County health department.

Response: Comment noted.

Comment: 12. A note shall be added to the plan stating that "No soil stockpiles, materials or equipment will be stored in the areas to be used for the stormwater infiltration practice and for the subsurface sewage treatment system."

Response: The note will be added to future revisions of the plan. Currently, soil stockpiles are shown off the proposed septic areas.

Comment: 13. Very steep slopes are proposed outside the house footprints; consider additional erosion control measures such as erosion & stabilization blankets, check dams and other similar devices.

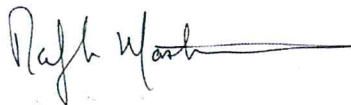
Response: Comment Noted.

Comment: 14. Please confirm the sequence of work and whether all homes will be built at the same time. The Erosion and Sediment Control Plan should include the relevant details so we can confirm how the site will be managed during the construction activity.

Response: Comment Noted. There are no plans to construct homes at this time.

We request placement on the February 8, 2021 meeting of the Planning Board for adoption of Lead Agency and to commence the subdivision review.

Sincerely,



Ralph G. Mastromonaco, PE

Cc: Kristine Hansmann