

January 27, 2021

Mr. Joel Greenberg, RA, AIA
Architectural Visions, PLLC
2 Muscoot Road North
Mahopac, NY 10541

Re: Collier Property / Proposed New Residence
2572 Gregory Street
Yorktown, NY

RECEIVED
TOWN OF YORKTOWN
FEB 12 2021
ENGINEERING DEPARTMENT

Dear Mr. Greenberg:

Per your request and that of the owners, we have completed the site planning for the above project in support of a Wetland Permit Application to the Town of Yorktown to allow the construction of the new house. We provide the following information to accompany your architectural plans and Building Permit Application for the project.

- **This Narrative Project Summary**, prepared by J.D. Barrett & Associates, LLC, dated January 27, 2021, providing a narrative overview of the property and proposed project improvements.
- **Revised Site Plans**, prepared by J.D. Barrett & Associates, LLC, dated January 27, 2021, including:
 - Sheet 1 of 2 – Site Plan
 - Sheet 2 of 2 – Mitigation Planting Plan
- **Tree & Wetland Survey**, prepared by Rowan Land Surveyors, PLLC, Garrison, NY, dated September 9, 2020.
- An **Environmental Report**, prepared by Stephen W. Coleman Environmental Consulting, entitled “2572 Gregory Street, Yorktown Heights NY, tax map #27.14-1-2 Evaluation and Classification of existing wetland parallel to Gregory Street, Functional Assessment of Wetlands, Proposed Mitigation Measures”, dated January 27, 2021.

Overview

The Collier property is positioned on the east side of Gregory Road in an established subdivision of homes. It is positioned in an R-1 zone and measures approximately 1.65 acres. The property is serviced by public utilities, including water, sewer, gas and electric and cable services located in Gregory Street. Currently, the property is primarily wooded with a very light understory. There are wetlands and wetland buffers on the property and adjacent to the property. Inasmuch, the majority of the property is encumbered by either wetlands or wetland buffer areas. (A

comprehensive Wetland Report is included in this information, prepared by Stephen W. Coleman Environmental Consulting).

The site topography is relatively level and gently slopes to a high point in the central portion of the lot where the new house is proposed. We have worked with the applicant and project team to site the house centrally on the lot at the higher portion of the property approximately equidistant to the wetlands at the east and west ends of the property. The driveway will access the house along the southern property which generally avoids the wetland along the front of the lot as best possible. However, the site plan shows that a small portion (325 SF) of the southern tip of the onsite wetlands will be filled and impacted by the installation of the driveway. We believe that this impact is unavoidable given that the onsite wetland extends across the entire property frontage that is parallel to Gregory Street.

It is proposed to mitigate the impact to the wetlands by replacing the 325 SF impacted area. To effect this mitigation, the plan shows the creation of approximately 550 SF of new wetland replacement area just west of the subject impact area. We have highlighted the wetland impact area on the plan in red hatches/stripes and the wetland replacement area is shown with yellow highlighting. The plan shows that the southern tip of the existing wetlands will be enlarged by approximately 550 SF directly adjacent to the existing wetland so it is contiguous with the existing wetland. The grade in the wetland replacement area will be slightly lowered and be set at the existing grade of the adjacent wetland it borders. This will promote similar hydrology in both the existing wetland and newly created wetland. The area will then be planted with native wetland vegetation to complete the wetland replacement so there is no net loss of wetlands on the property as a result of this project

Please note that it will be necessary to install a low boulder wall (+/- 2' ht.) along the north edge of the proposed driveway to separate the driveway from the wetland area. The driveway will be approximately 1'-2' higher than the wetland. An 8" Sched 40 PVC pipe will be set in the boulder wall to allow accumulated runoff in the wetland to drain under the driveway to an existing catch basin on the south side of the proposed driveway. This existing catch basin currently serves to accommodate flow out of the wetland and direct same easterly in an existing subsurface pipe that discharges to the existing wetland at the east end of the property.

Wetland Buffer Impact Summary

The majority of the property falls within the 100' wetland buffer and, therefore, most of the improvements, including the house, most of the driveway, patios, walks and utility trenches for connections to Town utility services will occur in the regulated wetland buffer. This, we believe, is unavoidable, but we have attempted to minimize the wetland buffer impacts to the greatest extent practical. The new home is proposed to be centrally located on the lot and between the wetlands in the front and back (west and east) of the property. The driveway avoids the wetlands

as much as practical. The garage parking court area occurs in the only non-regulated portion of the property.

We have prepared the following calculations with regard to the regulated areas.

- Total site area	71,874 SF
- Total area of onsite wetlands	27,071 SF
- Total area of onsite wetland buffer	51,869 SF
- Total area of non regulated-upland	1,626 SF
- Total wetland disturbance and impact within gll	+/- 325 SF
- Total wetland replacement within the gll	+/-550 SF
- Total site disturbance within the grading limit line (gll)	+/- 24,485 SF
- Total wetland buffer disturbance within gll	22,736 SF
- Total wetland buffer planting mitigation within the gll	+/- 13,000 SF

Wetland and Wetland Buffer Mitigation Summary

As noted above, it will be necessary to impact approximately 325 SF of wetlands on the property in order to install the proposed driveway into the property. In addition, it will be necessary to disturb approximately 22,736 SF of wetland buffer areas on the property to effect the installation of the new home and appurtenant features on the property. It has been calculated that approximately 13,000 SF of wetland buffer mitigation is provided on the plan to help offset any potential impacts to the wetland buffer on the property.

Mitigation measures proposed include the installation of a comprehensive Erosion Control Plan to control and prevent erosion and sediment in the short term during construction. Long-term protection of the site shall be provided by stabilizing the driveway and walks and patios with paving and installation of trees, shrubs, groundcovers and lawns to re-vegetate all bare earth areas. Additional site mitigation proposed includes the removal of any invasive vegetation found on the property within and adjacent to the grading limit line. In addition, all fallen branches and previously dumped yard waste from adjacent properties will also be removed from the property. Once the site cleanup and site re-grading are completed, a comprehensive wetland buffer enhancement planting plan shall be installed to enhance the wetland understory with native shrubs and groundcovers to create a high quality wetland understory to enhance wildlife nesting and foraging opportunities. In addition, new plantings are proposed around the home and perimeter of the property to help frame the home on the property and re-vegetate the site with trees, shrubs and groundcovers. There shall also be modest lawn areas in front of and behind the home to allow open lawn areas for the family's children to play upon.

Tree Removals

The property is moderately heavily treed and tree removals will be required to install the new home and appurtenant features. We have calculated that approximately 57 trees will need to be

removed, 54 of which occur in the wetland buffer. There are no tree removals proposed in the actual wetland. We have calculated that the 54 tree removals that will occur in the wetland buffer will result in the removal of approximately 848 caliper inches of trees. We believe that this is unavoidable. As noted above, it is proposed that the site be re-vegetated per the mitigation planting plan and we are proposing to install 35 new trees, 260 shrubs 776 perennials and ferns and 8,000 SF of wetland seed mix.

Summary

We trust that this information will be helpful in supporting the Building Permit application to allow the construction of the new home on the property. Please let us know if there are any questions. We appreciate this opportunity to be of service.

Respectfully submitted,

Jeri Barrett

Jeri D. Barrett, R.L.A.

JDB:lj

cc: Mr. & Mrs. Collier
Stephen Coleman