

VIA FEDERAL EXPRESS

January 11, 2023

Deputy Supervisor Tom Diana and
Members of the Town of Yorktown Town Board
363 Underhill Avenue
Yorktown Heights, NY 10598

RE: Homeland Towers, LLC - Site #NY087, Jefferson Valley

Dear Deputy Supervisor Diana and Members of the Town Board,

On behalf of our client, Homeland Towers, LLC, Kellard Sessions Consulting is pleased to submit, herewith, ten (10) copies of the following materials in connection with the above-referenced project.

- Plans, prepared by Kellard Sessions Consulting, dated (last revised) January 11, 2023, consisting of the following sheets:
 - Cover Sheet Sheet ZD-1/ZD-8
 - Existing Conditions and Removals Plan Sheet ZD-2/ZD-8
 - Site Layout Plan Sheet ZD-3/ZD-8
 - Lease Area Plan Sheet ZD-4/ZD-8
 - Grading, Utility and Sediment & Erosion Control Plan Sheet ZD-5/ZD-8
 - Mitigation & Planting Plan Sheet ZD-6/ZD-8
 - Tower Elevation Sheet ZD-7/ZD-8
 - Details and Notes Sheet ZD-8/ZD-8

We are in receipt of a comment memorandum from the Town Engineer, Daniel A. Ciarca, P.E., dated October 4, 2022 (possibly misdated) and offer the following responses:

1. The 100-year and 500-year floodplains are depicted on all applicable sheets. The Base Flood Elevation is 424 feet, as shown on FIRM Map Panel 36119C0033F, effective September 28, 2007.
2. A Floodplain Cut and Fill Calculation is provided on Sheet ZD-5, the calculation demonstrates a net cut of 112.84 c.y. within the floodplain, which provides additional flood storage when compared to the existing condition. Note that all equipment pads are shown to be elevated 1-foot above the Base Flood Elevation, at 425 feet.

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3. It is understood that a local stormwater permit will be required and that a basic Stormwater Pollution Prevention Plan (SWPPP) will be need to be prepared. As part of the SWPPP, we will provide an analysis of the changes to hydrology resulting from the proposed improvements and provide mitigation for peak flows. Please note that no impervious cover is proposed, the compound will consist of 6-inches of crushed stone, and any runoff from the compound will sheet flow to the newly created wetland located on the west side of the compound. We anticipated that the depth of gravel within the compound area and the proposed wetland creation area will provide adequate mitigation. As discussed with Mr. Ciarcia, the SWPPP will be provided at time of Building Permit Application, prior to the commencement of work, and we respectfully request that the SWPPP be made a condition of Town Board Approval.
4. Construction details associated with the proposed driveway and compound area have been provided, as requested; please see Sheet ZD-8. Additional construction details will be provided as part of the Construction Drawings, to be submitted as part of the Building Permit Application.
5. It is understood that an Article 24 Freshwater Wetland Permit will be required; the NYSDEC Wetland Permit will be obtained and provided to the Town as part of the Building Permit Application and prior to the commencement of work. We respectfully request that the NYSDEC Article 24 Freshwater Wetland Permit be made a condition of Town Board Approval.
6. We acknowledge that wetland, stormwater and excavation permits are required from the Town.
7. A soil stockpile area is illustrated on Sheet ZD-5.

Thank you for your time and consideration in this matter. Please contact me should you have any questions or require further information.

Very truly yours,



Jan K. Johannessen, AICP
Principal
Kellard Sessions Consulting

JKJ/gt

cc: Michael Vincente
Robert Gaudio, Esq.