April 23, 2019

To: Town of Greenburgh
Department of Community Development and Conservation
177 Hillside Avenue
White Plains, NY 10603

Re: Project Narrative 39 Ridge Rd

Our wetlands permit application is for the purpose of constructing a useable back yard, which is situated within the 100 ft. watercourse buffer area. The watercourse is an intermittent drainage channel located in the rear of the property. The total area of the buffer on the property is 29,759 sq.ft. The total disturbance area for our project is 21,101 sq.ft. with 17,000 sq. ft. of the disturbance in the buffer.

The work associated with the project involves, re-grading the rear yard, intercepting stormwater that flows from the adjacent property by piping one of the intermittent drainage channels, tying in the existing roof leaders into the proposed pipe, expanding the existing driveway by 400 SF, planting of many trees and wetland mitigation.

There are 8 trees proposed for removal. Plant screening is proposed along the property line. Erosion control measures (silt fence, construction entrance) will be implemented and maintained during construction. Wetland mitigation is proposed as part of the project.

All Town of Greenburgh Departments have reviewed the plans and all comments received from the CAC and the Building department have been addressed. The comments were as follows:

1) The CAC requested wetland grasses to be planted in the wetland buffer. Additional grasses were added to the wetlands buffer area along the stream bed.

2) The CAC had requested hard wood trees. 4 EA – Red Maple trees were planted in place of the Canadian Hemlocks.

3) The Building department requested that the new driveway does not encroach on the required 16 ft setback. The driveway has been revised to meet that requirement.

4) The Building department requested that we provide all impervious surface calculations. The impervious surface calculations are now shown on the stormwater plan.

5) The Engineering Department has requested calculations to support our choice in the sizing of the proposed pipe. Calculations are being produced and will be provided at the meeting.

It is respectfully submitted that due to the minimal activity experienced by the drainage channel being piped, the proposed wetland mitigation, and no disturbance proposed to the main drainage channel, our project will not significantly affect the function of the watercourse nor the buffer.

Thank you for your consideration.

Eliot Senor, P.E., L.S.
TO: Planning Board

FROM: Greenburgh Conservation Advisory Council

DATE: April 15, 2019

RE: PB 19-04 – 39 Ridge Road, Hartsdale, NY

PB 19-04 – 39 Ridge Road, Hartsdale, NY was discussed at the CAC meeting held on March 28, 2019.

CAC members present were: M. Sigal, S. Hemstadt, M. Beal, D. Maiello. Also, in attendance were Eliot Senor (PE, Gabriel E. Senor P.C.), Charlotte and Justin Martin (Applicants) and Peter Singh, Lindsay Kaufman, Liz Kaufman (Town residents).

Discussion was resumed at the CAC meeting held on April 11, 2019. CAC members present were: T. Tori, D. Maiello, G. Theisen, M. Beal, M. Sigal. Also in attendance, representing the applicant, were Eliot Senor (PE, Gabriel E. Senor P.C.), and Charlotte and Justin Martin (Applicants).

Based on:
- consideration of the documents presented to the CAC in connection with the application, and
- the meeting discussions

The CAC RECOMMENDS that the Wetland/Watercourse Permit for PB 19-04 – 39 Ridge Road, Hartsdale, NY be approved, provided the following conditions are satisfied:

1. The recommendations contained in the Staff Report dated March 20, 2019 are adopted,
2. Some wetland grasses be added to the proposed shrub mix along the watercourse,
3. More hardwood trees be added to the proposed tree planting, and
4. The type of trees and grasses be species that follow the recommendation of the Deputy Commissioner/Town Forestry Officer, Aaron Schmidt.

The CAC notes that the applicant’s neighbors were not given individual notice of the CAC meeting at which the application was considered and thus the CAC makes this recommendation without necessarily having heard concerns about this application from neighbors of the applicant who may choose to submit comments to the Planning Board rather than the CAC. CAC recommendations address environmental issues under Chapter 280 (Wetlands and Watercourses Law) of Town Code, and Chapter 520-3 (CAC Powers and duties) without consideration as to whether there are feasible alternatives, whether the project’s impacts are "necessary and unavoidable", and whether the project is classified as a "minor project". This recommendation assumes that no environmentally significant modifications are proposed by the applicant that have not been reviewed by the CAC. Recommendation is subject to documentation satisfactory to the Town Legal Dept. and the Planning Board.

Theresa Mae Tori
CAC Chairperson
39 Ridge Road
Hartsdale, NY 10530

Comments from Owners (Charlotte & Justin Martin)

RE: Storm Water Pollution Prevention and Erosion Control Plan

We purchased 39 Ridge Road in June 2016 and immediately fell in love with the property, both inside and out. To the best of our knowledge, the backyard was used as a site to dispose of waste and then remained neglected for decades. As a result, we spent out first several months cleaning up the backyard. During this process we found old rusted oil drums, broken glass bottles, tires, china plates, shoe soles, paint cans and much more (see attached photos). In addition to the trash and other hazardous debris found in the space, this area is plagued by insufficient drainage, resulting in a contaminated muddy area, not conducive to use by humans or wildlife. We had the property assessed and determined that several trees were either dead or diseased and thus removed them from the rear of the property. This has allowed us to get a firmer idea of the drainage issues. Over the past year we have met with both arborists and engineers to garner feedback and elicit professional opinions. We are confident that the proposed drainage and landscaping plans will significantly enhance the property for both the surrounding wildlife and ourselves.

We have informally discussed the project with neighbors, who have given us positive feedback regarding an improved drainage system and landscaping for our yard. Visually there will be many benefits for neighbors, as well as environmentally. With the approval of this plan, we will be able to fully enjoy the space and wildlife. We plan on creating a flat grass yard where we can play games and enjoy the outdoors with our pets, friends and family. We also aim to preserve the natural running stream, a highlight of the backyard. Our goal is to revitalize the area of our property that has spent decades as a hazard into a space that can be enjoyed by all. Please feel free to contact us (978-886-4216, Charlotte.T.MacMillan@gmail.com) or our engineer Eliot Senor (914-422-0070 info@gabrielesenorpc.com) if you have any questions.

Thank you for your consideration of this proposal.

Sincerely,

Charlotte & Justin
AFFIDAVIT OF OWNERSHIP

State of New York  iss.
County of Westchester

Charlotte MacMillan being duly sworn, deposes and says that (s)he resides at
31 RIDGE ROAD in the Town of GREENBURGH in the County of WESTCHESTER in the State of NEW YORK that (s)he is the
owner in fee of all that piece or parcel of land situated and lying in the Town of Greenburgh
aforesaid and known and designated Parcel ID: 8.190-139-4&5 and that
(s)he hereby authorizes Gabriel E. Senor, P.C. to make
application in his/her (its) behalf and that the statement of facts contained in said application is true.

*****************************************************************************

Charlotte MacMillen
Signature of Owner

Sworn to me before this 1ST
Day of February 20 19

Notary Public

CAROL I DALMIDA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DA6291960
Qualified in Bronx County
My Commission Expires October 28, 2017
TOWN OF GREENBURGH
DISCLOSURE FORM TO ACCOMPANY CERTAIN APPLICATIONS*

1. This form relates to property located within the Town of Greenburgh. The street address of the property which is the subject of this application is:
39 Ridge Rd.

Name of Applicant: Charlotte MacMillan

Address of Applicant: 39 Ridge Rd.

Date(s) of Application(s): 1/3/2019

Type(s) of Application(s): Wetland/Watercourse Permit

Project Name: 39 Ridge Rd.

2. Name and address of Owner(s) if different from Applicant:

3. Do any officers or employees of the State of New York, County of Westchester, Town of Greenburgh and/or Town of Greenburgh Agency have an interest** in the applicant or owner of the property? No

   If the answer is "yes", please identify the person(s) by name, residence and the nature of extend of such interest.

4. If the application is for a project involving site plan approval of five acres or more and/or for a change of zoning, and either or both the applicant or the owner, if different from the applicant, is not an individual or individuals, list the owners and officers of the corporation, limited liability corporation, partnership or other legal entity.

   Name of Applicant Legal Entity: N/A

   Name(s) and Addresses of Applicant Owners*** and Officers:

   
   
   
   
   

*Every application, petition, or request submitted for a variance, amendment, change of zoning, site plan approval, approval of plat, exemption from a plat or official map, license, special permit or permit pursuant to the provisions of any ordinances, local law or rule constituting the zoning and planning of the Town of Greenburgh.

**For the purpose of this paragraph, an officer or employee shall be deemed to have an interest in an applicant when s/he, his or her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them (a) is the applicant or (b) is an officer, director, partner of the applicant, or (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or (d) is a party to an agreement with such applicant, express or implied, whereby he or she may receive payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.
***With respect to any corporation traded on the New York, American or other stock exchange, any person who is the owner of more than 5% of the outstanding shares of stock or any class of such a corporation, and with respect to other than a publically traded corporation, a limited liability company or other legal entity, any person who is an owner of more than 2% of the equity of such legal entity.

Name of Applicant: Charlotte MacMillan Naenno
Signature: Charlotte MacMillan Naenno
Date: 1/3/19
WETLAND/WATERCOURSE PERMIT APPLICATION FORM

Wetland/Watercourse Permit Application Fee: $100  Please make check payable to “Town of Greenburgh”
Please note that an escrow fee may be applicable if there is proposed work in a Wetland/Watercourse or Adjacent Buffer Area

1) Owner:
Name: Charlotte MacMillan
City: Hartsdale
Street: 39 Ridge Rd.
State: NY  Zip: 10530
Telephone: 978-886-4216  Fax:  
Email: charlotte.i.macmillan@gmail.com

2) Applicant:
Name:  same as above
City:  
Street:  
State:  
Zip:  
Telephone: 
Fax:  
Email: 

3) Subject Property:
Name or other identification of site (street address): 39 Ridge Rd.
Situated on the westerly side of Ridge Rd. (Street) 850+ feet
from the intersection of Hillcrest Rd. (Street) Zoning District: R-20
Parcel ID#: 8.190-139-485  Total site area (sq. ft.): 47,250 sq. ft.

4) Project Information: (A narrative description of the proposed regulated activity or use)
A) Please describe in detail, the proposed work on the property? (If more room is needed please submit on a separate sheet)

1. Grade back yard - currently property slopes down 8 ft. from the back of the house and then slopes up 14 ft to rear line, proposal to slope the yard from the house 4 to 6 ft. and intercept the grade as it rises to the property line without disturbing any steep slope.

2. Intercept the stormwater that flows intermittently from the SOUTHERN neighbor’s property, pipe it and direct it to the main intermittent drainage ditch that runs WEST to EAST on the SOUTHERLY side of the rear yard. This includes construction of a 3 ft. concrete head wall at the intersection of both intermittent drainage ditches.

3. Install a drainage system around the house to direct roof leaders into the system.

4. Expand the driveway 400 sq. ft.  
5. Plant trees and wetland plantings to accommodate removals and site conditions

6. Construct 3 ft. high stone retaining wall approx. 110 linear feet along SOUTHERLY property line in rear yard and install a 6 ft. high vinyl fence in rear yard. THESE ARE 6 trees for removal with new trees to be planted.

B) Where on the property is the proposed action located? (If more room is needed please submit on a separate sheet)

The proposed work on the property is located in the rear yard. No work is proposed in the front yard.
C) What is the environmental impact assessment and description of the wetland, watercourse, and/or adjacent (buffer) area proposed to be disturbed or altered? (If more room is needed please submit on a separate sheet)

THE INTERMITTENT DRAINAGE DITCH RUNNING THROUGH THE PROPERTY IS NOT ACTIVE UNLESS HEAVY RAINS OCCUR (SEE ITEM 2 IN SECTION (4)(A) FOR DESCRIPTION). ALL OF THE INTERMITTENT DRAINAGE DITCHES RUNNING THROUGH THE REAR OF THE PROPERTY ARE SURROUNDED BY WOODED AREA. ALTHOUGH THE MAIN INTERMITTENT DRAINAGE DITCH WILL NOT BE DISTURBED 730 SF OF WETLAND MITIGATION IS PROPOSED.

D) What is the intended purpose of the proposed activity or use and the applicant's interest in the subject property and area to be affected? (If more room is needed please submit on a separate sheet)

The intended purpose is to create usable yard space for the owner's use.

E) What is the intended purpose and extent of impact or alteration on the affected wetland, watercourse, and/or adjacent (buffer) area? (If more room is needed please submit on a separate sheet)

There will be no alteration of the main intermittent drainage ditch.

Only the minor drainage ditch will be piped for this application.

F) Please explain why the proposed regulated activity cannot be located at another site or location with no or less impact upon the wetland, watercourse, and/or adjacent (buffer) area? (If more room is needed please submit on a separate sheet)

The minor intermittent drainage ditch is in the middle of the rear yard and the owner is trying to make the back yard usable.
G) Please explain as to whether or not the proposed activity is dependent on the affected wetland, watercourse, and/or adjacent (buffer) area? (If more room is needed please submit on a separate sheet)

Yes, the proposed activity is dependent on piping the less active intermittent drainage ditch capturing runoff from the southern neighbors property.

H) What other alternatives to the proposed activity were considered, and why was the proposal to disturb or alter the affected wetland, watercourse and/or adjacent (buffer) area chosen instead? (If more room is needed please submit on a separate sheet)

There are no alternatives to create usable yard as the drainage ditch runs through the middle of the back yard.

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1) Please describe the mitigation measures proposed to avoid or reduce impact on the affected wetland, watercourse, and/or adjacent (buffer) area? Please include details concerning soil erosion measures and specify how the plans address the rectification by repairing or restoring existing damaged wetlands, watercourses or adjacent (buffer) areas, including enhancement thereto. (If more room is needed please submit on a separate sheet)

2) Proposed catch basin and 12" rigid HDPE pipe used in the stormwater design to transport the water to the main intermittent drainage ditch is efficient enough to handle any runoff that enters the system from the southern neighbors property. Poof leaders on west side of home to be captured.

3) Erosion control as per plan.

4) Proposed landscaping and wetland mitigation as per plan.

5) Site Characteristics:

<table>
<thead>
<tr>
<th>1) Is there an existing structure located on the site?</th>
<th>Yes X</th>
<th>No □</th>
</tr>
</thead>
<tbody>
<tr>
<td>2) Proposed Starting Date:</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>3) Size of Activity (disturbance) Area: (as provided for on site plan)</td>
<td>21,101</td>
<td></td>
</tr>
<tr>
<td>4) Estimated Quantity of Excavation/Fill: Excavation:</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>yards³</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Imported Fill:</td>
<td>650</td>
</tr>
<tr>
<td>5) What are the predominant soil types on the property?</td>
<td>Charlton-Chatfield complex &amp; Sub Sutton loam</td>
<td></td>
</tr>
<tr>
<td>6) Approximately what percentage of the property is:</td>
<td>Well Drained</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>Moderately Drained</td>
<td>20%</td>
</tr>
<tr>
<td></td>
<td>Poorly Drained</td>
<td></td>
</tr>
<tr>
<td>7) What is the approximate depth to groundwater?</td>
<td>6.6+ feet</td>
<td></td>
</tr>
<tr>
<td>8) Are there any trees 6-inches or greater in diameter proposed for removal as part of this work?</td>
<td>Yes X</td>
<td>No □</td>
</tr>
<tr>
<td>a) If yes, how many?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9) Does the property contain any species of plant or animal life listed as rare, threatened, or endangered by New York State, the New York State Natural Heritage Program or the United States of America?</td>
<td>Yes □</td>
<td>No X</td>
</tr>
<tr>
<td>a) If yes, please identify each species and its status as classified by New York State, the New York State Natural Heritage Program or the United States.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10) Has the property ever been used for the disposal of solid waste or hazardous waste?</td>
<td>Yes □</td>
<td>No X</td>
</tr>
</tbody>
</table>
6. Project Information:

1) Is work proposed in a (Check all that apply): Wetland [ ] Watercourse X Adjacent Buffer Area [ ] N/A [ ]

(intermittent drainage ditch)

2) Total area of Wetland, Watercourse, and Adjacent Buffer Area on the property: 29,759 sq.ft.

3) Total area of disturbance proposed in Wetland, Watercourse and Adjacent Buffer Area on the property: 17,000 sq.ft.

4) Functions provided by Wetland or Watercourse: STORMWATER CONVEYANCE ; LIMITED WILDLIFE HABITAT

5) Name and phone number of expert delineating Wetland or Watercourse: ELLIOT SENOR PE LS.

6) Plans Prepared by: ELLIOT SENOR   license # 081627    Dated: 05/30/18    Revised:

7. Authorizations and Certifications:

A. I/we hereby indemnify and hold the Town or its representatives harmless against any damage or injury and that the owner and applicant consent to the approval authority's (including its agents or employees) entry upon lands or waters for the purpose of undertaking any investigations, inspections, examination, survey, or other activity outlined in Chapter 280 of the Town Code of Greenburgh.

B. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands permit or ruling through deception or through inaccurate or misleading information.

C. I/we hereby certify that I/we am/are familiar with the information included in this application and the requirements for a permit under §280 “Wetlands and Watercourses Law” and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of §280, be punishable by a fine of not less than $1,000. For each subsequent offense, such person shall be punishable by a fine of not less than $2,000, nor more than $15,000, and/or a term of imprisonment of not more than 15 days.

D. I/we hereby certify that I/we am/are familiar with the permit fees and construction inspection fees for permits obtained from the Town of Greenburgh.

SAME

Signature of Applicant

Print Applicant’s Name

Date

SAME

Signature of Owner

Print Owner’s Name

Date

Chapter 280, WETLANDS AND WATERCOURSES
§ 280-6. Authorized clearance form required
A. All applications for any permit issued by the Building Department, Department of Public Works, Antenna Review Board, Town Board, Planning Board, or Zoning Board of Appeals of the Town of Greenburgh must be accompanied by an authorized wetland/watercourse clearance form. An applicant must provide sufficient information to enable the Wetland Inspector or other authorized representative to properly determine if the proposed activity is an allowable activity, as defined herein, or use that does not also require an activity permit; is a prohibited activity; or is a regulated activity or use which requires an activity permit as issued by the Planning Board in accordance with the standards and procedures set forth herewith. No permits, certificates of occupancy, or temporary certificates of occupancy may be issued without prior approval of the Planning Board for any project involving a wetland/watercourse permit.

This space is for Town use

Reviewed: 09/10/18 AS
TOWN of GREENBURGH
DEPARTMENT OF COMMUNITY DEVELOPMENT AND CONSERVATION
177 Hillside Avenue, Greenburgh, NY 10607
Office: (914) 989-1530

WETLAND/WATERCOURSE CLEARANCE FORM

For a complete submission, please submit the following: (INCOMPLETE SUBMISSIONS WILL BE RETURNED)
- Three (3) copies of this Wetland/Watercourse Clearance Form;
- Three (3) copies of a Site Plan identifying the area of proposed work, and a delineation of the disturbed area for the proposed project. The disturbed area should include any and all disturbance during construction, not just the final footprint;
- Initial Fee: $100.00 Subsequent Review Fee: $50 Please make check payable to Town of Greenburgh

I) Owner Information

Name: Charlotte MacMillan
City: Hartsdale
Telephone: 978-886-4216

II) Applicant Information

Name: same as owner
City:
Telephone: 

III) Subject Property

1) Name or other identification of site (street address): 39 Ridge Rd.
2) Situated on the westerly side of Ridge Rd. (Street) 850+ feet
from the intersection of Hillcrest Rd. (Street)
3) Parcel ID#: 8.190-139-4 & 5
Total site area (sq. ft):

IV) Approval(s)

I) Type of Approval(s) Sought: Slope & Wetlands Clearance, Stormwater Permit, Building Permit for re-grading & piping an intermittent drainage ditch

V) Proposed Action

1) Description of Proposed Action:
Re-grade rear of property and pipe an intermittent drainage ditch
2) If the subject property is located within either of the following, please indicate. (Please check box)
   Critical Environmental Area  Yes ☐ No ☐
   Conservation District  Yes ☐ No ☐
3) Are there any rights-of-way, easements, restrictive covenants or conditions of approval which encumber the property? If so, please indicate the nature of these restrictions and supply three (3) copies of the legal instrument (i.e. deed, covenant, conservation easement, approval letter, etc.) which created this restriction. N/A
4) Have any wetland/watercourse clearance forms or permit applications been made with respect to this property under Chapter 280 of the Greenburgh Town Code? If so, please give the date, name and case number of such application.

5) Does this project, as proposed, meet all the recommended wetland and watercourse setbacks set forth in Chapter 280 of the Town Code? If not, identify those aspects of the project that do not meet recommended setbacks and state the proposed setback. (If more room is need please submit on a separate sheet)
   Project involves the watercourse, it does not meet setbacks

6) Has a wetlands permit or a letter of non-jurisdiction been obtained from the New York State Department of Environmental Conservation for this project? Yes ☐ No ☐ If so, please provide a copy.
VI) Site Characteristics

1) Is there an existing structure located on the site: Yes X No □

2) Proposed Starting Date: tbd Proposed Completion Date: tbd

3) Square Footage of Disturbed Area: 21,101
   (as provided for on Site Plan) Total Value of Work: $50,000 -

4) Estimated Quantity of Excavation/Fill: Excavation: 0 yards³
   Imported Fill: 650 yards³

5) What are the predominant soil types on the property? Crosedon-Chariton-Chatfield complex & Sub Sutton loam

6) Approximately what percentage of the property is:
   - Well Drained 80 % of property
   - Moderately Drained 20 % of property
   - Poorly Drained □ % of property

7) What is the approximate depth to groundwater? 6.6+ feet

8) Are there any trees 6-inches or greater in diameter proposed for removal as part of this work? Yes X No □
   a) If yes, how many?

9) Does the property contain any species of plant or animal life listed as rare, threatened or endangered by New York State, the New York State Natural Heritage Program or the United States of America?
   Yes □ No X
   a) If yes, please identify each species and its status as classified by New York State, the New York State Natural Heritage Program or the United States.

10) Has the property ever been used for the disposal of solid waste or hazardous waste? Yes □ No X

VII) Project Information

1) Is work proposed in a (Check all that apply): Wetland Watercourse X Adjacent Buffer Area □ N/A □
   (Intermittent Drainage ditch)

2) Total area of Wetland, Watercourse, and adjacent Buffer Area on the property: 1,173 sq.ft.

3) Total area of disturbance proposed in Wetland, Watercourse and adjacent Buffer Area on the property: 300 sq.ft.

4) Functions provided by Wetland or Watercourse: Intermittent Drainage Ditch

5) Name and phone number of expert delineating Wetland or Watercourse: N/A

6) Plans Prepared by:
   License #: Dated: Revised:

VIII) Authorizations and Certifications

I/we hereby indemnify and hold the Town or its representatives harmless against any damage or injury and that the owner and applicant consent to the approval authority's (including its agents or employees) entry upon lands or waters for the purpose of undertaking any investigations, inspections, examination, survey, or other activity outlined in Chapter 280 of the Town Code of Greenburgh.

I/we hereby are aware that false or misleading statements or information provided on the clearance form or to the approval authority shall result in the invalidation of any authorization. The applicant shall be subject to the penalties and sanctions set forth in this chapter for any activities conducted which would have otherwise required a wetland/watercourse activity permit.

Charlotte MacIln
Signature of Applicant

Print Applicant's Name

Date 8/28/14

Charlotte MacIln
Signature of Owner

Print Owner's Name

Date 8/28/14

NOTE: The completion of this Wetland/Watercourse Clearance Form does not imply or release ownership or claim upon the property. The Town may and does retain ownership over the applicant and does not relieve the applicant from compliance with all other applicable laws, rules and regulations of the Town of Greenburgh.

Chapter 280, WETLANDS AND WATERCOURSES

§ 280-6. Authorized clearance form required
A. All applications for any permit issued by the Building Department, Department of Public Works, Antenna Review Board, Town Board, Planning Board, or Zoning Board of Appeals of the Town of Greenburgh must be accompanied by an authorized wetland/watercourse clearance form. An applicant must provide sufficient information to enable the Wetland Inspector or other authorized representative to properly determine if the proposed activity or any regulated activity or use which requires an activity permit, is a prohibited activity, or is a regulated activity or use which requires an activity permit as issued by the Planning Board in accordance with the standards and procedures set forth herein. No permits, certificates of occupancy, or temporary certificates of occupancy may be issued without prior approval of the Planning Board for any project involving a wetland/watercourse permit.

Rejected: Planning Board Approval Required

Resubmit as Noted

Other

Reviewed by: □

Date: 7/25/18

[Handwritten notes and signatures]
Disclaimers:
This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.
Westchester County, New York

CrC—Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky

Map Unit Setting

National map unit symbol: 2w698
Elevation: 0 to 1,550 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Charlton, very stony, and similar soils: 50 percent
Chatfield, very stony, and similar soils: 30 percent
Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton, Very Stony

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Side slope, crest, nose slope
Down-slope shape: Linear, convex
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material
A - 2 to 4 inches: fine sandy loam
Bw - 4 to 27 inches: gravelly fine sandy loam
C - 27 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 15 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water storage in profile: Moderate (about 8.7 inches)
Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Hydric soil rating: No

Description of Chatfield, Very Stony

Setting
Landform: Ridges, hills
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile
Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 2 inches: fine sandy loam
Bw - 2 to 30 inches: gravelly fine sandy loam
2R - 30 to 40 inches: bedrock

Properties and qualities
Slope: 3 to 15 percent
Percent of area covered with surface fragments: 1.6 percent
Depth to restrictive feature: 20 to 41 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Sainity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water storage in profile: Low (about 4.3 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components
Rock outcrop
Percent of map unit: 5 percent
Hydric soil rating: No

Sutton, very stony
Percent of map unit: 5 percent
Landform: Ground moraines, hills
Landform position (two-dimensional): Footslope
Map Unit Description: Charlton-Chattlefield complex, 0 to 15 percent slopes, very rocky---
Westchester County, New York

Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Holts, very stony
Percent of map unit: 5 percent
Landform: Ridges, hills
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Leicester, very stony
Percent of map unit: 5 percent
Landform: Drainageways, depressions
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 14, Sep 3, 2018
Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.
Soils that have profiles that are almost alike make up a soil series. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into soil phases. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A complex consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include miscellaneous areas. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

**Westchester County, New York**

**SuB—Sutton loam, 3 to 8 percent slopes**

**Map Unit Setting**
- National map unit symbol: 2xffp
- Elevation: 10 to 1,250 feet
- Mean annual precipitation: 36 to 71 inches
- Mean annual air temperature: 39 to 55 degrees F
- Frost-free period: 145 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition
Sutton, loam, and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sutton, Loam

Setting
Landform: Hills, ridges, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Coarse-loamy melt-out till derived from gneiss, granite, and/or schist

Typical profile
Ap - 0 to 9 inches: loam
Bw1 - 9 to 17 inches: fine sandy loam
Bw2 - 17 to 30 inches: sandy loam
C1 - 30 to 39 inches: sandy loam
C2 - 39 to 60 inches: sandy loam

Properties and qualities
Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: About 12 to 27 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 9.2 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B/D
Hydric soil rating: No

Minor Components

Charlton
Percent of map unit: 10 percent
Landform: Hills, ridges, ground moraines
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Linear, convex
Across-slope shape: Convex
Hydrick soil rating: No

Leicester, loam
Percent of map unit: 5 percent
Landform: Hills, ground moraines, depressions, drainageways
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydrick soil rating: Yes

Woodbridge, loam
Percent of map unit: 5 percent
Landform: Drumlins, hills, ground moraines
Landform position (two-dimensional): Footslope, summit, backslope
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydrick soil rating: No

Data Source Information

Soil Survey Area: Westchester County, New York
Survey Area Data: Version 14, Sep 3, 2018
### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

### Part 1 - Project and Sponsor Information

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>39 RIDGE RD - WETLANDS CLEARANCE PERMIT APPLICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a location map):</td>
<td>39 RIDGE RD, HARTSDALE, NY 10530</td>
</tr>
<tr>
<td>Brief Description of Proposed Action:</td>
<td>Grade Rear Yard, Install Pipe to Intercept runoff from neighbor, Tie in drainage from around the house into proposed pipe, expand driveway, construct 3 ft high wall approx 110 LF.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor:</th>
<th>Telephone: 978-886-4216</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charlotte MacMillan</td>
<td>E-Mail:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address:</th>
<th>39 Ridge Rd</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>City/PO:</th>
<th>State:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hartsdale</td>
<td>NY</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zip Code:</th>
<th>10530</th>
</tr>
</thead>
</table>

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?  
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.  
**NO □ YES □**

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?  
If Yes, list agency(s) name and permit or approval:  
**NO □ YES □**

3a. Total acreage of the site of the proposed action?  
1.08 acres  
b. Total acreage to be physically disturbed?  
0.48 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?  
1.08 acres

4. Check all land uses that occur on, adjoining and near the proposed action:  
- [ ] Urban  
- [ ] Rural (non-agriculture)  
- [ ] Industrial  
- [ ] Commercial  
- [ ] Residential (suburban)  
- [ ] Forest  
- [ ] Agriculture  
- [ ] Aquatic  
- [ ] Other (specify): ____________________________  
- [ ] Parkland

---

Page 1 of 4
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  
      NO  YES  N/A
   b. Consistent with the adopted comprehensive plan?  
      NO  YES  N/A

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
   NO  YES

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify:  

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
    NO  YES
   b. Are public transportation service(s) available at or near the site of the proposed action?  
    NO  YES
   c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  
    NO  YES

9. Does the proposed action meet or exceed the state energy code requirements?  
   If the proposed action will exceed requirements, describe design features and technologies:  
    NO  YES

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water:  
    NO  YES

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment:  
    NO  YES

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  
    NO  YES
   b. Is the proposed action located in an archeological sensitive area?  
    NO  YES

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  
    NO  YES
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
    If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  
    Approximately 300 SF of wetland will be disturbed. 780 SF of wetland mitigation is proposed.

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:  
    NO  YES
   - Shoreline  
   - Forest  
   - Agricultural/grasslands  
   - Early mid-successional  
   - Wetland  
   - Urban  
   - Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  
    NO  YES

16. Is the project site located in the 100 year flood plain?  
    NO  YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
   If Yes,  
   a. Will storm water discharges flow to adjacent properties?  
      NO  YES
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
      NO  YES
   If Yes, briefly describe:  
   Existing stream.
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?
If Yes, explain purpose and size: __________________________________________________________________________

☑️ NO ☐ YES

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe: __________________________________________________________________________

☑️ NO ☐ YES

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe: __________________________________________________________________________

☑️ NO ☐ YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Charlotte MacMillan
Date: 01/29/2019
Signature: __________________________________________________________________________

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>7. Will the proposed action impact existing: a. public/private water supplies?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. public/private wastewater treatment utilities?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td></td>
<td>No, or small impact may occur</td>
<td>Moderate to large impact may occur</td>
</tr>
<tr>
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<td>----------------------------------</td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency ____________________________ Date _____________

Print or Type Name of Responsible Officer in Lead Agency ____________________________ Title of Responsible Officer ____________________________

Signature of Responsible Officer in Lead Agency ____________________________ Signature of Preparer (if different from Responsible Officer) ____________________________
**EAF Mapper Summary Report**

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

<table>
<thead>
<tr>
<th>Part 1 / Question 7 [Critical Environmental Area]</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Part 1 / Question 7 [Critical Environmental Area - Identify]</td>
<td>Name: Hilltops at or &gt; 400 ft, Name: County &amp; State Park Lands, Reason: Preserve open space, Reason: Exceptional or unique character, Agency: Greenburgh, Town of, Agency: Westchester County, Date: 7-10-93, Date: 1-31-90</td>
</tr>
<tr>
<td>Part 1 / Question 12a [National Register of Historic Places]</td>
<td>No</td>
</tr>
<tr>
<td>Part 1 / Question 12b [Archeological Sites]</td>
<td>No</td>
</tr>
<tr>
<td>Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]</td>
<td>Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>Part 1 / Question 15 [Threatened or Endangered Animal]</td>
<td>No</td>
</tr>
<tr>
<td>Part 1 / Question 16 [100 Year Flood Plain]</td>
<td>No</td>
</tr>
<tr>
<td>Part 1 / Question 20 [Remediation Site]</td>
<td>No</td>
</tr>
</tbody>
</table>

**Short Environmental Assessment Form - EAF Mapper Summary Report**
Upon receipt of our office will notify the Planning Board Chair that this project is ready to be scheduled.

Any additional information you wish to submit:

- Latest ZS or Project Plans
- CAC Recommendation
- Cover letter, application forms and materials

Schedule:

At this time, please submit two copies of the following information for distribution to the Planning Board for

Attached, please find a copy of the CAC’s recommendation issued in connection with your project.

Good Morning,

Subject: PB 19-04 - 39 Ridge Road

cc: Ellen@gbcmaintenancelocal.com

to: Elliott@gbcmaintenancelocal.com

sent: Wednesday, April 17, 2019 10:24 AM

From: Aaron Schmidt

CAC Recommendation now attached.

Subject: Attachments:

cc: 

to: 

sent: 

from: Aaron Schmidt <aschmidt@greenburghny.com>
Thank you for your consideration. Addressed and are reviewed on the plans.

Lastly, all recent communications made by the Planning Board regarding the proposed landscaping have been reviewed. All recent communications made by the Fire Department regarding the existing and proposed fireways conforming to all requirements of the Zoning Regulations prior to final subdivision approval have been reviewed and are reflected on the plans. All recent communications made by the Building Department regarding the existing and proposed driveways conforming to all requirements of the Zoning Regulations have been reviewed.

In summary, our recommendation is for conditional approval.

Sincerely,

[Signature]

Dear Mr. Schmidt:

Re: 135 Old Army Road Subdivision - Final Subdivision Approval Submittal

Greenburgh, NY 10607
177 Hallside Avenue
Town of Greenburgh

March 8, 2019

Subject: Final Subdivision Approval

Dear Mr. Schmidt,

The purpose of this letter is to confirm the submission of the proposed subdivision, which consists of approximately 1.5 acres of land located on 135 Old Army Road.

The proposed subdivision will be developed in accordance with the requirements of the Zoning Regulations of the Town of Greenburgh. The subdivision will consist of two lots, with the first lot containing 1.2 acres of land and the second lot containing 0.3 acres.

The proposed subdivision will provide access to an existing road, with a driveway to be constructed along the front of the property. The driveway will be designed to accommodate vehicles of all sizes.

The proposed subdivision will be subject to the approval of the Planning Board of the Town of Greenburgh. Upon receipt of the approval, the subdivision will be completed in accordance with the requirements of the Zoning Regulations.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to contact me.

Sincerely,

[Signature]