



Monday, July 25, 2022

Town of Greenburgh
Department of Community Development
177 Hillside Ave
White Plains, NY, 10607
Ph: 914-989-1534

Attn: Mr. Matthew Britton

Re: Steep Slopes Planning Board Application
0 Old Army Road, Town of Greenburgh, New York
Tax Map Number: 8.540-371-47.2

Dear Mr. Britton:

Enclosed please find the following materials in response to the comments received by the Town of Greenburgh in relation to the planning board application to propose a single-family dwelling at 0 Old Army Road, Greenburgh, on property 8.540-371-47.2:

1. Ten (10) hard copy original signed and sealed sets of civil engineering plans, prepared by Hartland Engineering, PC, dated 4/25/2022, last revised 7/22/2022.
2. One (1) signed and sealed copy of the Stormwater Management Report, prepared by Hartland Engineering, PC, dated 5/5/2022, last revised 7/22/2022.
3. Ten (10) hard copies of the approved wetland/ watercourse clearance form for the subject property located at 0 Old Army Road, Greenburgh; SBL: 8.540-371-47.2.
4. Ten (10) copies of the updated short environmental assessment form which contains additional information for question 20, for the subject property located at 0 Old Army Road, Greenburgh; SBL: 8.540-371-47.2.
5. Ten (10) hard copies of the environmental clearance form for the subject property located at 0 Old Army Road, Greenburgh; SBL: 8.540-371-47.2.
6. Ten (10) hard copies of the Town of Greenburgh Disclosure Form and Affidavit of Ownership form for the application on the subject property located at 0 Old Army Road, Greenburgh; SBL: 8.540-371-47.2.

Additionally, the following responses are included in reply to the comments issued by the Town of Greenburgh:

Tree Protection Comments

1. Tree protection should be shown on sheet C101.00 for all trees that are going to be protected – to scale and in accordance with the Tree Technical Manual.
 - a. *Response: The plans have been revised to depict the tree protection in accordance with the Tree Technical Manual. Please note that the limits of the development, which was originally approved in November 2008, and was recently confirmed by the Planning Board on May 4, 2022, is very close to many of the trees that are to be saved, and the contractor will perform work with as much care as possible to save these trees. It should be noted that it may not be feasible to fully comply with the Town of Greenburgh standard detail*

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for tree protection measures in all locations due to proximity of the development on the small site, but compliance will be attempted to the maximum extent practical.

2. That same plan has notes that a stone wall is going to be removed in the back yard. Since this wall interferes with tree protections, the method of removal should be clarified, so that the protected trees will not be affected.
 - a. *Response: Light machinery will be used to remove the wall. The removal will only extend to the wall elements that are visible at grade, therefore it is not anticipated that soil disturbance will be required to remove the wall.*
3. Fill over the roots of protected trees is unacceptable. If the fill is necessary, perhaps it can be limited to very few inches. Otherwise, the applicant shall provide a statement that explains how the protected trees will be able to survive the fill.
 - a. *Response: The limit of disturbance has been revised to limit fill in the root zone of the trees to be protected. Fill in the root zone of protected trees has been limited to the maximum extent practical. Notes have been included in the plans to protect trees as best possible.*
4. Sheet C102.00 Soil erosion and Sediment Control Plan: the LOD line cannot interfere with the tree protection fencing. Once the tree protection fencing is shown the LOD line should be revised accordingly.
 - a. *Response: The Limit of Disturbance (LOD) Line has been revised on the plans to not extend beyond the tree protection fencing. The tree protection fencing is shown on the plan set.*
5. The Tree Protection Detail, as shown on Sheet C106.00, should be referred to on the Demolition Plan, sheet C101.00.
 - a. *Response: The plans have been revised to reference the tree protection detail on the Demolition Plan sheet C101.00.*
6. The replacement planting list must be refined to match the code requirements as follows. 1) the maples MUST be specified as to species (can't be Norway maples).
 - a. *Response: Comment noted. The applicant plans to ask the planning board for feedback on the proposed planting types at the public meeting. The feedback provided by the planning board will be incorporated into a future revision of the plan.*
7. The code requires diversification. The replacement planting list MUST contain at least 5 different "genera", none of which can take up more 4 individual specimen.
 - a. *Response: Comment noted. The applicant plans to ask the planning board for feedback on the proposed planting types at the public meeting. The feedback provided by the planning board will be incorporated into a future revision of the plan.*

Police Department Comments

1. Why is the driveway not flared out?
 - a. *Response: Comment noted. The plan has been revised to have the driveway apron flare at the curb cut location.*
2. Can you make a condition of approval they must clear the vegetation along their frontage? When exiting their driveway, it will create a sight obstruction.
 - a. *Response: Comment noted. The plan has been revised to note that the existing vegetation along the frontage is to be removed.*

Community Development Comments

1. Question 20 of the submitted Short EAF was checked “yes” for if the proposed site or an adjoining property had been the subject of remediation (ongoing or completed) for hazardous waste, but no description was given. Please provide a description as required on the form.
 - a. *Response: The short EAF form has been revised to provide a description of the remediation/ hazardous waste answer.*
2. The approved wetland/watercourse clearance form must be included in the application packet.
 - a. *Response: The approved wetland/watercourse clearance form has been included in the application packet.*
3. The following forms must be completed and included in the application packet: Disclosure Form and Environmental Clearance Form. I have attached them both.
 - a. *Response: The Disclosure Form and Environmental Clearance Form have been included in the application packet.*
4. You must obtain a “6B” letter from the Bureau of Engineering. This is required before your project can be sent to the Planning Board. The 6B letter can be obtained by submitting the completed steep slope permit application form, associated plans, and fees, directly to the Bureau of Engineering.
 - a. *Response: The completed steep slope permit application form, associated plans, and fees were previously submitted to the engineering department on June 16, 2022. The 6B letter will be provided once received by the engineering department.*
5. The following plans are necessary: Stormwater Management Plan, Erosion & Sedimentation Control Plan, Tree Removal Plan, and Cross-Sectional Plans.
 - a. *Response: Comment noted. All required plans are including in the plan set.*
6. The Site Plan must show the proposed limits of disturbance.
 - a. *Response: The limit of disturbance is depicted on the Soil Erosion & Sediment Control Plan C-102.00.*
7. The maximum width of a residential driveway is 30 feet.
 - a. *Response: Comment noted. The proposed driveway width is less than the 30’ maximum allowable.*

Engineering Department Comments

2. Section 245-6 of the Steep Slope Code requires the applicant submit a cross section of the steep slope areas.
 - a. *Response: A cross sectional plan has been prepared and included in the application package*
3. The plan indicates the removal of the existing stone wall toward the rear of the property. Will this create a loose soil condition requiring silt fencing to protect adjacent property in the rear yard?
 - a. *Response: It is not anticipated that this will create a loose soil condition. It is not anticipated that soil disturbance will be required to remove the wall.*
4. Removal of asphalt sidewalk needs reviewing by board due to locality near a school. Area must be safe at all times for children walking to the school. Safety during removal and replacement to be considered during construction. It appears that Old Army Road only has a sidewalk on one side.
 - a. *Response: Comment noted. Contractor will coordinate with local traffic control authorities during work within the public ROW to ensure safe pedestrian passage while work is being performed.*
5. Project will require a stormwater permit with calculations. Stormwater infiltration units to be located a minimum of ten feet from property lines.
 - a. *Response: Comment noted. A stormwater report has been included in the submission package to prove compliance with the town stormwater requirements. The stormwater infiltration unit design has been adjusted to ensure a minimum of ten feet of separation from any property lines.*
6. Separate permits required for utility connections and driveway curb cut. Show width of curb cut and slope.
 - a. *Response: Comment noted. The width of the driveway curb cut has been called out on the site plan sheet C-103.00. The slope of the driveway apron has been called out on the grading and drainage sheet C-104.00.*

Should you have any questions or require additional information regarding the matter please do not hesitate to contact me.

Respectfully submitted by,

WELCOME BUILDING CORPORATION



Andrew Vaccarello, P.E.
Senior Civil Engineer