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MEMORANDUM

DATE: January, 06 2023

TO: Mr. Matt Britton, Town of Greenburgh Wetlands Inspector

FROM: Mr. Robert B. Peake, AICP, JMC

RE: JMC Project 17099
Elmwood Preserve
850 Dobbs Ferry Road (NYS Route 100B)
Town of Greenburgh, NY

SUBJECT: **Wetland/Watercourse Permit Application Project Narrative**

This memorandum provides a full project narrative for the Wetland/Watercourse Permit Application of the Elmwood Preserve proposed redevelopment.

1. Proposed Project

The applicant owns the subject property, formerly the Elmwood Golf and Country Club, and proposes to redevelop the property as a 113 lot single-family home Conservation Subdivision.

2. Existing Conditions

The site contains a pond and a watercourse which are not hydrologically connected.

The 1.36 acre pond is located along the south-central property boundary, east of the maintenance building and north of Dobbs Ferry Road. The pond receives runoff drainage via several pipes that discharge along the northern pond edge.

The pond discharges intermittently (when the water level in the pond is high) through culverts to a drainage feature situated between the pond and Dobbs Ferry Road. When the pond level rises above the elevation of the discharge pipes, water flows into the drainage feature. When the drainage feature ponds, water flows out through a pipe beneath Dobbs Ferry Road and into the stormwater drainage system serving Dobbs Ferry Road.

To the west of the above noted drainage feature is a narrow, isolated east-west swale situated on the southern property boundary between the pond and Dobbs Ferry Road. It is primarily located within the NYSDOT right-of-way. The swale has no drainage outlet. There is currently no drainage infrastructure in the immediate area, and Dobbs Ferry Road has reportedly

experienced occasional flooding at this location during heavy rainfall events as the roadside swale overtops.

The watercourse is located in the north-central portion of the site and is an intermittent drainage channel/watercourse; it traverses the northern half of the Site in a north-northeasterly direction and then exits the site at the northerly property boundary. The watercourse is a mainly linear feature with a main channel that is less than five feet in width throughout almost its entire 602-foot length. The watercourse flows off-site and into Rum Brook. The watercourse appears to have a mainly intermittent flow.

The 100-foot buffers surrounding the pond and watercourse are comprised of mainly golf course landscaping and related infrastructure. The buffer area surrounding the pond is mainly lawn to the north, with paved areas (cart path and Dobbs Ferry Road) and roadside vegetation to the south, along with a portion of the former maintenance building in the southwest edge of the buffer. The buffer surrounding the watercourse is comprised primarily of golf course landscaping, paved cart paths, and some mature trees.

3. Proposed Impacts

No direct wetland or watercourse impacts are proposed; the limit of disturbance for the proposed redevelopment avoids the on-site pond and watercourse.

Direct impacts to the pond and watercourse buffers would occur from the installation and removal of impervious surfaces and associated clearing and grading. A total of approximately 1.2 acres of wetland buffer disturbance is proposed which will result in a net decrease in impervious surfaces.

Proposed impacts to the pond buffer include the removal of cart paths and a portion of the maintenance building and parking lot, and disturbance from the installation of a sidewalk within the northerly Dobbs Ferry Road right-of-way. The sidewalk and curbing would impact 73 square feet of the roadside swale and 18 square feet of the drainage feature. In addition, the edge of the relocated site access road on the east side of the pond extends into the wetland buffer.

Proposed impacts to the watercourse buffer include removal of cart paths and outbuildings, and the installation of surface stormwater management area, a small portion of which is partially located within the buffer. These activities will result in a net decrease of impervious surfaces in the watercourse buffer.

A net reduction of impervious surfaces would occur within the pond and watercourse buffers.

4. Mitigation Measures

No disturbance alternatives are feasible because the proposed disturbance activities (removing existing impervious surfaces) are location specific.

The functions of the buffers would be improved by the net removal of imperious surfaces, improving the infiltration of precipitation and stormwater runoff into the ground, along with the addition of plantings along the pond edge and changes to landscaping maintenance.

A total of approximately 243,420 square feet (5.59 acres) of plantings are proposed for the buffer areas around the pond and watercourse to offset proposed impacts. This amount exceeds the 1.5:1 mitigation ratio required by the Town. The plantings would consist of meadow (approximately 105,637 square feet in the pond buffer, and approximately 128,326 square feet in the watercourse buffer), trees (approximately 3,400 square feet in the pond buffer), and shrubs (approximately 6,057 square feet in the pond buffer). Please note that these areas are approximate and are based on the plants at the time of establishment. The intention of the landscaping plans are to provide suitable native plantings that are compatible with a residential community and provide variety and seasonal interest.

Future activities within the wetland and watercourse buffer areas would be limited to passive recreation.

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