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To: Ching Wah Chin, Chairman and the Town of Ossining Planning Board

From: Charles Utschig, PE – Langan Engineering

Info: Cc: Nelson Pope Voorhis
Valerie Monastra, AICP
Kathy Zalantis, Esq. Town of Planning Board Attorney
John Hamilton, Town of Ossining Building Inspector
Dan Ciarcia PE, Town of Ossining Planning Board Engineer

Date: June 8, 2021

Re: Final Subdivision Plat Approval
Stormytown Road Subdivision
Ossining, New York
Langan Project No.: 190065801

On behalf of the applicant, Chocolate Sky, the following is an itemized response to:

- Nelson Pope Voorhis comments in a memorandum dated May 17, 2021
- Email from *Ciarcia Engineering, PC* dated May 19, 2021

(Comments are italicized and our responses are in bold text):

SEQR and Procedural Comments

Comment 1. Prior Approvals. This Property received Preliminary Subdivision Approval on October 2, 2019 from the Planning Board. A new application was submitted for the new owner and Applicant.

Response: No action required.

Comment 2: SEQR. A Negative Declaration was issued on October 2, 2019. The Applicant provided a memorandum dated April 28, 2021 comparing the environmental impacts of the original project against the revised project. The revised project has an overall reduction in impacts due to the reduction of the one unit. However, there is a slight increase in impervious surfaces and tree removal, but the additional impacts will be mitigated through new plantings and stormwater management facilities that are being incorporated into the revised site plan.

Response: No action required.

Comment 3: Public Hearing. A public hearing was held on October 7, 2020 and remains open.

Response: No action required.

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Outstanding Planning Comments on Revised Site Plan and Comparison to Prior Site Plan

The Applicant provided a detailed memorandum dated April 28, 2020 that responded to my April 2, 2021 memorandum. Only the remaining comments that need to be addressed are highlighted below.

Comment 1. The revised site plan includes sidewalks along Stormytown Road. It is recommended that these plans be forwarded to the Superintendent of Highway for his review.

Response: The revised site plan was forwarded to Peter Connolly, Highway Superintendent. Based on a phone conversation on June 7, 2021, Mr. Connolly was satisfied that the drainage ditch near the proposed intersection was being improved and had no further comments.

Comment 2. The revised landscaping plan has been provided. The Planning Board usually has concerns with using too many of one tree species on a site plan, particularly maple. The Applicant may want to diversify its tree plantings and/or chose another species. The Town's Tree Warden is verifying the tree removal plan. Ultimately, the site plan will need to meet the requirements of Chapter 183, Trees.

Response: The planting plan was revised to include 9 different types of tree species. Proposed maple trees were reduced to 14% of the total tree count. Evergreen trees were reduced to 15% of the total tree count. Refer to Sheet LA101.

Comment 3. A new draft SWPPP was submitted and will be reviewed by the Town Engineer. A stormwater easement is proposed on site and a stormwater maintenance agreement with the Town will need to be executed as a condition of approval.

Response: No action required.

Comment 4. New retaining walls are identified on the revised site plan. Additional details on the retaining walls are located on CS502. It is recommended that the Planning Board review those details.

Response: The proposed walls near the infiltration basin will be a retaining wall with a stone veneer. The proposed walls for Lots 1 and 9 will be a segmental block retaining wall. Retaining wall details for the stone veneer retaining wall and segmental block wall can be found on Sheet CS502.

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Outstanding Final Subdivision Plan Approval Comments

Comment 1. The Applicant agrees to pay a recreation fee as required by the Town and this should be made a condition of approval.

Response: No action required.

Comment 2. The Applicant is requesting a waiver per Section 176-21 of the Subdivision Regulations for the sidewalks and street light requirements along the new proposed road. Instead, the Applicant is proposing to install the sidewalks along Stormytown Road.

Response: No action required.

Comment 3. Final Subdivision Plat Approval shall be conditioned upon the Applicant receiving approval from the Westchester County Department of Health for the proposed water supply and sewage disposal facilities.

Response: No action required.

Response to Ciarcia Engineering, PC. Comments from email dated May 19, 2021

Comment 1. Fence around detention basin and walls.

Response: The site plan was revised to include a wooden split rail fence with wire mesh around the proposed infiltration basin. Refer to Sheet CS101.

Comment 2. Location of stone walls.

Response: The proposed walls near the infiltration basin shall be a retaining wall with a stone veneer. Refer to Sheet CS502 for the retaining wall with stone veneer detail.

Comment 3. Detail on stone faced retaining walls.

Response: Refer to Sheet CS502 for the retaining wall with stone veneer detail.

Comment 4. Confirm hydrant locations with Fire Department.

Response: The preliminary subdivision approval approved one hydrant at the end of the cul-de-sac. For final subdivision approval, a second hydrant was added approximately midway through Rinaldi Road. Refer to Sheet CU101.

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Comment 5. Stormwater agreement on lots.

Response: The applicant acknowledges a stormwater maintenance agreement is required and is requesting that it be provided as a condition for final subdivision approval.

Comment 6. Problem with sheet CU201.

Response: Sheet CU201 was revised to remove black hatches.

Comment 7. Silt fence should follow contours to greatest possible extent.

Response: Silt fence was adjusted to follow contours to greatest extent possible. Silt fence was also added to delineate the water course buffer and limit of disturbance along the eastern property line near the cul-de-sac.

Comment 8. Driveway curb detail.

Response: Refer to Sheet CS502 for the stone block driveway curb detail.

Comment 9. Westchester DOH water notes.

Response: Refer to Sheet CU101 for the Westchester County DOH notes.

Comment 10. Maintenance responsibilities for the stormwater practices treating runoff from the proposed road should be clarified.

Response: The proposed road shall be dedicated to the Town of Ossining. Maintenance responsibilities for the stormwater practice treating runoff from the proposed road will be assigned to the Town of Ossining based on a memorandum prepared by Ciarcia Engineering, PC dated October 21, 2020. This was confirmed based on a phone conversation with Peter Connolly, Highway Superintendent on June 6, 2021.