ALP Engineering
& Landscape Architecture, PLLC

July 15, 2025

Brian Keating, Biologist
New York State Department of Environmental Conservation
Division of Fish and Wildlife | Bureau of Ecosystem Health
21 South Putt Corners Road,
New Paltz, NY 12561

Re: 94 Somerstown Road Property
Ossining, NY 10562
SBL: 90.11-1-1

Dear Mr. Keating:

This letter responds to the comments in your email to my attention dated June 18, 2025. For your review, we have included the following drawings which provide information on the questions and comments that the Department has posed.

Dwg. No.	Drawing Title	Rev. Date
C-101	Layout / Subdivision Plan	06/30/2025
C-102	Grading and Utilities Plan	06/30/2025
C-103	Erosion and Sediment Control Plan	06/30/2025
C-104	Tree Preservation/Tree Removal Plan	06/30/2025
C-105	Tree Preservation/Tree Removal List	06/30/2025
C-106	Landscape / Tree Planting Plan	06/30/2025
C-107	Steep Slopes Plan	06/30/2025
C-111	Driveway Profile	06/30/2025
C-112	Construction Details	06/30/2025
C-113	Construction Details	06/30/2025

In addition, we have included a copy of the drawing set that was submitted to the Westchester County Department of Health, as follows:

Dwg. No.	Drawing Title	Date
IPP-1	Integrated Plot Plan	06/26/2025
IPP-2	Integrated Plot Plan Details	06/26/2025
IPP-3	Subsurface Sewage Treatment System Profiles	06/26/2025
IPP-4	Subsurface Sewage Treatment System Profiles.	06/26/2025

Each of the comments from the 6/18 email is repeated below in italics, with the response appearing below the comment.

P.O. Box 843 Ridgefield, CT 06877
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Email: alpengineering-la@outlook.com

1) Provide justification for the storm water detention basin's close proximity to the wetland.

Response: The wetland runs along the entire street frontage of the property with the exception of a 58 foot wide area between the wetland flag 16 (WF 16) and the northern property line. The runoff from the majority of the property, with the exception of a narrow band along the eastern property line, drains to the west and toward the wetland. Within this narrow band between the wetland and northern property line are the lowest elevations on the entire property that lie within the upland portions of the property. Given that the 100-foot adjacent area extends over the entire property frontage to a distance of about 40 feet to the north of the northern property line, disturbance within the adjacent area could not be avoided.

As we had noted previously, in addition to the proposed common driveway, disturbance to the adjacent area involves grading to create a stormwater management basin.

The applicant's engineer strove to minimize as much as possible to limit the size of the extended detention stormwater management basin. Using low impact development principles of distributed stormwater controls nearest to the source of the runoff, each of the three proposed lots has a rain garden to manage runoff from the new impervious surfaces created by each of the lots. This includes capturing and treating runoff from the house roof, deck and porches, as well as lawn areas on the lots near the houses which drain toward the rain gardens.

The stormwater management basin is designed to manage the runoff from the remaining developed portions of the property, consisting of primarily the common driveway.

There are several reasons why impacts to the adjacent area are unavoidable for the construction of the extended detention stormwater management basin as noted below. First, is the need to provide both water quality treatment for the entire driveway, as well as provide peak rate attenuation (water quantity controls) for the runoff from this remaining developed portion of the property. With the driveway crossing through the adjacent area (albeit at its narrowest point), some disturbance within the wetland buffer for treating the runoff was inevitable. Second, the design of the stormwater management practice incorporates a low retaining wall on its northern, western and southern sides to limit, to the maximum extend, disturbance and grading within the 100-foot adjacent area. Third, the impacts to the 100-foot adjacent area, while requiring some removal of trees (the majority of which are invasive Norway Maples), involves replanting of the impacted wetland buffer with a diverse palette of native plant materials. This helps to minimize the impacts within the adjacent area to the maximum extent.

2) Provide details for the access road/driveway.

Response: The proposed common driveway to serve the three proposed lots will be a total of 20 feet in width, consisting of an 18-foot wide bituminous concrete (i.e. asphalt) paved section with a 1-foot wide gravel edge. The 20-foot width of the common driveway was required by the Ossining Fire Department which serves the property.

The construction detail of the common driveway is shown on drawing C-113. The pavement section is to consist of 2-1/2" of asphalt concrete (NYSDOT Item 403.1701) over a 6" thick aggregate base course (NYSDOT Item 304.05). The 1" wide crushed stone edge is to consist of ¾" crushed stone. The profile of the proposed driveway is on drawing C-111.

3) Provide details for the utility lines of the proposed well on lot 3.

Please see the electrical and water service line detail on drawing IPP-2 which was submitted to the Westchester County Department of Health for the Realty Subdivision of the property. The water service line is to consist of a 1" Type K copper pipe installed at a depth of 48" below grade from the well to the house. The electrical service line is to consist of a 2" PVC conduit installed 2 feet below grade. Both service lines will be installed in a 2-foot width trench.

4) Please confirm no grading will be associated with the wetland mitigation.

Response: A note has been added to the plans which states that no grading shall be done to install the wetland mitigation plantings.

5) Please confirm that mitigation planting will not require machines within the wetland and will be done by hand.

Response: A note has been added to the plans which states that the mitigation planting shall be installed by hand and that no machinery shall be used to install the plant materials.

If you should need any additional information or copies of the enclosed plans, please feel free to contact me on my direct line at (475) 215-5343 or my cell phone at (203) 710-0587.

Sincerely,

ALP ENGINEERING & LANDSCAPE ARCHITECTURE, PLLC

Alan L. Pilch, P.E., R.L.A.
Principal

cc: Jennifer and Pascal Smith-Couti (via email)