

August 4, 2025

Carolyn Stevens, Chair and Members of the Planning/Architectural Review Board
Town of Ossining
John-Paul Rodrigues Operations Center
101 Route 9A - P.O. Box 1166
Ossining, NY 10562

**Re: 94 Somerstown Road Property
94 Somerstown Road (NY Route 133)
Ossining, NY 10562**

Application for Subdivision, Site Plan, Wetlands Permit, Steep Slope Permit

Hon. Carolyn Stevens and Members of the Planning/Architectural Review Board:

I am pleased to submit the following revised plans and documents in support of this application for subdivision approval, site plan approval, steep slope permit, and a wetland permit for the subdivision of the above-noted property.

<u>Dwg. No.</u>	<u>Drawing Title</u>	<u>Rev. Date</u>
C-101	Layout / Subdivision Plan	08/03/2025
C-102	Grading and Utilities Plan	08/03/2025
C-103	Erosion and Sediment Control Plan	08/03/2025
C-104	Tree Preservation/Tree Removal Plan	08/03/2025
C-105.1	Tree Preservation/Tree Removal List	06/30/2025
C-105.2	Tree Preservation/Tree Removal List	06/30/2025
C-106	Landscape / Tree Planting Plan	08/03/2025
C-107	Steep Slopes Plan	07/16/2025
C-111	Driveway Profile	08/03/2025
C-112	Construction Details	08/03/2025
C-113	Construction Details	08/03/2025
C-114	Construction Details	08/03/2025

Also submitted is the following:

- Stormwater Pollution Prevention Plan / Stormwater Management Report, revised date 08/03/2025 (one copy);
- Common Driveway Easement and Maintenance Declaration
- Declaration of Covenants and Restrictions and Stormwater Control Facility Easement and Maintenance Agreement, plus Exhibit D, Maintenance Plan, dated July 31, 2025.

The only changes on the plans were in response to the comments of the Town's consulting engineer, Dan Ciaccia, in his July 16, 2025 memorandum to the Planning Board. The plans do include a subsurface stormwater management practice, to consist of 7 Cultec 280HD chambers which will manage runoff from 40 lineal feet of the common driveway, from its intersection with Somerstown Road into the property.

Each of the comments from the Town's consulting engineer is repeated below with the response appearing below the comment.

1. *Provide a metes and bounds description of the stormwater easement on the subdivision plat.*

Response: The updated plat map which was prepared by the project surveyor, Paul Rowan, will be provided under separate cover for review.

2. *Provide a note on the plat referencing the declarations regarding maintenance of the common driveway and common stormwater improvements.*

Response: The updated plat map which was prepared by the project surveyor, Paul Rowan, will be provided under separate cover for review.

3. *Provide the maintenance declaration/ agreement for review by the Town Attorney.*

Response: Please see the Common Driveway Easement and Maintenance Declaration as well as the Declaration of Covenants and Restrictions and Stormwater Control Facility Easement and Maintenance Agreement for your review.

4. *Provide documentation indicating that the Fire Department and Building Inspector are satisfied with the proposed fire safety proposal.*

Response: We are in the process of reviewing the proposed fire safety 10,000 gallon storage tanks with the Fire Department and Building Inspector.

5. *Label all drainage structures and pipes. Assign numbers to drainage structures and label rim and invert elevations. Pipe diameters, slope, and material should be labeled on the plans.*

Response: Please see the updated drawing C-102 which labels all of the proposed drainage structures. The drawing also includes a table which for each structure identifies the grate elevation, the invert elevation of the storm pipes entering and exiting the structure, the length of the pipe between the structures, the pipe size (diameter in inches) and the slope of the pipe between the structures.

6. *Provide a profile of the main drainage system which conveys runoff to the main pond.*

Response: The profile of the main drainage pipe system is provided on new drawing sheet C-114. The profile shows the existing grade, proposed grade, each structure from CB A8.1 to the point of discharge to the extended detention stormwater management basin, and storm pipes and invert elevations entering each structure.

7. *Provide inlet and outlet inverts for all pipes connected to stormwater practices.*

Response: Please see the table on the left side of updated drawing sheet C-102 for the inlet and outlet invert elevations.

8. *Provide catch basin inserts to control erosion during the construction phase.*

Response: Two methods are proposed to control sediment from entering into the catch basins during construction. These are shown on drawing sheet C-112. A stone and block drop inlet (detail 5) is proposed at each catch basin. In addition, a filter fabric is to be placed under the grate of each catch basin (detail 11) to provide an additional means of capturing sediment and prevent it from entering the storm drainage pipes.

We look forward to your review of the updated submission materials and the declarations. If you have any questions or need additional copies of the submitted materials, please call 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, PE, RLA
Principal

cc: Jennifer and Pascal Smith Couti (via email)
Jody Cross, Esq. (via email)