

# Site Design Consultants

Civil Engineers • Land Planners

April 3, 2020

Chairman Richard Fon and Members of the Planning Board  
c/o John Tegeder,  
Director of Planning - Yorktown Planning Department  
1974 Commerce Street  
Yorktown Heights, NY 10598

Re: Sandvoss Subdivision  
1005 Hanover Street  
Town of Yorktown, NY

Dear Chairman Fon and Members of the Planning Board:

This letter is to update the Board on the progress of the project. At this time, we have obtained all outside agency approvals and are ready to move the project forward toward final approval. The Westchester County Department of Health and New York City Department of Environmental Protection have issued their final approvals. We have received verbal approvals from the New York State Department of Environmental Conservation for the Freshwater Wetlands Permit, but due to current staffing issues it is not certain when the actual document will be received. On May 17<sup>th</sup>, when we were last before your Board a Negative Declaration was issued that allowed us to pursue these approvals. This was after three sets of public hearings. The Public Information Hearing and a statutory Public Hearing occurred before our involvement in the project. After our involvement another hearing was held which remained open over several meetings until it was closed, and the Negative Declaration was issued.

The plan as it is today is nearly identical in layout as to what you saw at that time. The project is still a three-lot subdivision of Lot 7 which is 13.85 acres and the existing proposed development of Lot 8 which is 2.82 acres. The location of the private road, houses and individual driveways, culvert crossings, and stormwater management is the same. The plan now shows the full engineering detail and final configuration of all of these improvements. The stormwater management facilities now reflect the final layouts and shapes including plantings of shrubs and trees. We have also shown additional trees to be planted along the proposed roadway. If you recall the impact to wetlands was 120 sf with 18 cy of fill for which we have obtained the approvals from the Army Corp of Engineers and as stated verbal approval from the NYS DEC. In addition, to offset buffer impacts we have provided a conservation easement above the remaining buffers and wetlands. In order to reduce impacts, we have minimized disturbance throughout the project.

Therefore, at this time we would like to move to obtain the final sign off from the Board. I am looking forward to discussing this with you. Thank you.

Yours Truly,  
Joseph C. Riina, P.E.

cc: M. Quinn, P.E.  
J. Sandvoss JCR/cm/enc./sdc 16-20

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