

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

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February 6, 2019

Hon. Maria Hunter, Chairperson
Village Woodbury Planning Board
P.O. Box 546
Central Valley, NY 10917

Re: Subdivision Plan for
345 Ridge Road
Village of Woodbury
SBL: 214-1-14.2

Dear Chairwoman Hunter and Planning Board Members:

Enclosed please find fifteen (15) sets of the following materials for your review:

1. Subdivision Plan entitled "Subdivision Plan Prepared for 345 Ridge Road" last revised February 1, 2019 as prepared by Lanc & Tully, P.C.
2. Completed Short EAF

The enclosed plans have been revised to address the comments which were received at our last appearance before the Planning Board. Below, our office offers the following responses to these comments:

Planning Board Engineer Comment Letter dated December 27, 2018:

1. Zoning:

- a) Comment noted.
- b) The table of zoning requirements (on sheet 1 & 3) has been revised to show all required deductions.
- c) The Subdivision Plan has been revised to mitigate potential impacts. Existing property is heavily wooded and existing trees outside project limits will be protected to provide privacy and screening for lots 1 and 3.

2. Subdivision Plan:

a) Utilities:

1. General:

- Comment noted and each proposed lot will have an individual septic field.

- Comment noted and all utilities found on existing property have been shown. Based on proposed well and septic locations, required spatial separations have been provided and satisfied on site plan.
- The existing conditions plan (on sheet 2) shows all existing site features.

2. Water:

- Comment noted.
- A well detail has been shown on the construction detail sheet (sheet 13).
- Comment noted.

3. Wastewater Disposal:

- A proposed septic system design plan (on sheet 6) and details (on sheet 7) sheets have been provided. Results from preliminary deep test performed on September 12, 2018 has been show on septic system design plan (sheet 6). Further testing will be performed and shown under a separate cover in future submissions.
- The elevations for the proposed septic field and septic tank have been shown on proposed septic system design plan (on sheet 6) and detail (on sheet 7).

4. Stormwater Management:

- The appropriate grass swales and erosion control measures (shown on sheet 4 and 5) have been provided to manage stormwater runoffs.
- An erosion and sediment control plan has been provided on sheet 5.

b) Landscaping:

1. Existing trees on the property outside the limits of disturbance will be protected to the greatest extent. Those trees within the limits of disturbance will be removed.
2. Comment noted.

c) Survey/Legal:

1. After research, the existing parcel has no restrictive covenant, easement or development agreements. Proposed site layout has been revised to eliminate shared driveway.
2. A metes and bounds description of the proposed lots have been shown on the subdivision plan (sheet 3)
3. Elevations have been corrected.

d) Traffic Circulation and Access:

1. Sight Distances: Sight distances along Ridge Road at the driveway entrances have been provided on sheet 8-10 for each lot.
2. Shared Driveway: Site layout has been revised to eliminate shared driveway along Ridge Road.

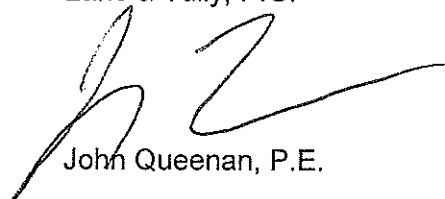
e) Miscellaneous:

1. Stone Walls: Stone walls within limits of disturbances will be removed but existing stone walls outside project limits will remain.
2. Ridge Preservation: Comment noted.
3. EAF: An EAF is included with this submission.
4. Driveways: Driveway profiles have been provided on sheet 12.
5. Existing Structures: Any existing structures are to be removed and a note has been provided (see general note #9 on sheet 1 & 3)
6. Utility Pole: All onsite utility poles are to be removed.
7. Utility poles within limits of distance are to be removed.
8. Existing Drainage Pipes: The driveways for Lots 1 & 2 have proposed 24" HDPE culvert pipe which will be constructed at the low point within the federal wetland area in order to provide for adequate drainage. Within the delineated federal wetland to maintain adequate drainage. Lot 1 has an existing 12" HDPE pipe that will be removed. A 12" HDPE pipe is proposed along the driveway of Lot 2 to replace and existing culvert pipe conveying stormwater internal to the property.

I trust that the above satisfactorily addresses all outstanding comments received to date for the project. If you have any questions or require any further information, please do not hesitate to contact our office.

Very Truly Yours,

Lanc & Tully, P.C.



John Queenan, P.E.

Short Environmental Assessment Form

Part 1 - Project Information

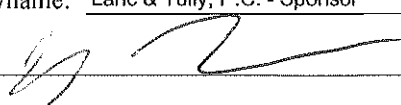
Instructions for Completing

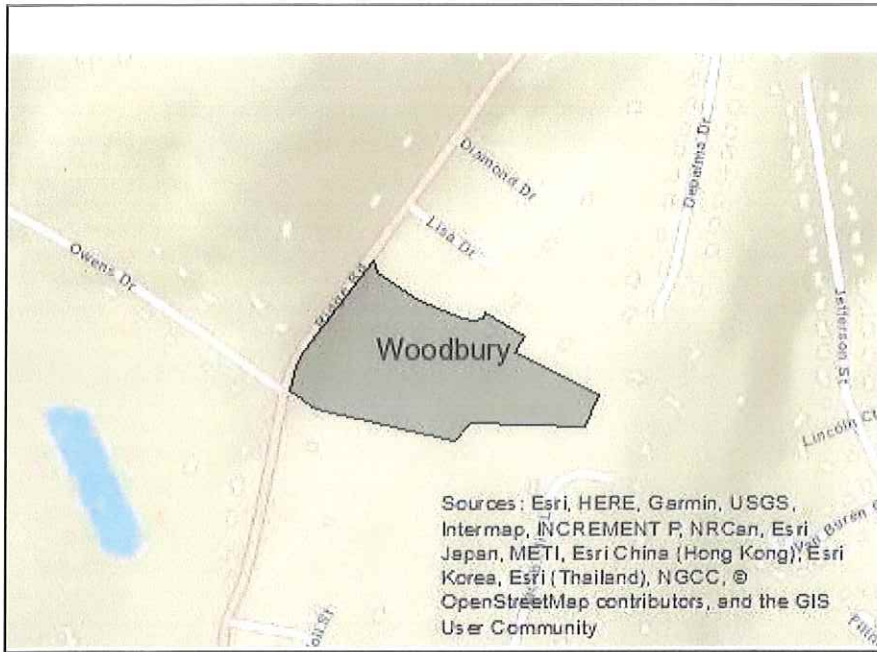
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Subdivision for 345 Ridge Road			
Project Location (describe, and attach a location map): The project is located at 345 Ridge Road adjacent to Owens Drive			
Brief Description of Proposed Action: The proposed project is the subdivision of an existing 11.69 acre parcel into three single family lots. Each lot would be serviced by individual well and sewage disposal systems. Each lot would have individual driveway access to Ridge Road.			
Name of Applicant or Sponsor: 345 Ridge Realty, LLC		Telephone: 845-782-5014 E-Mail: Joel@bmassoc.com	
Address: 266 Broadway Road - Unit 301			
City/PO: Brooklyn		State: NY	Zip Code: 11211
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		11.69 acres	
b. Total acreage to be physically disturbed? _____		3.51 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		11.69 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
Project will meet the energy code requirements _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			
Individual Well _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____			
Individual Subsurface sewage disposal systems _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
Onsite Federal Wetland - 6,800 SF _____			

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>											
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p> <p>Northern Long-eared Bat, Ti...</p>	<table border="1"> <tr> <td data-bbox="1367 247 1438 298">NO</td> <td data-bbox="1438 247 1510 298">YES</td> </tr> <tr> <td data-bbox="1367 298 1438 361"><input type="checkbox"/></td> <td data-bbox="1438 298 1510 361"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
NO	YES										
<input type="checkbox"/>	<input checked="" type="checkbox"/>										
<p>16. Is the project site located in the 100-year flood plan?</p>	<table border="1"> <tr> <td data-bbox="1367 361 1438 411">NO</td> <td data-bbox="1438 361 1510 411">YES</td> </tr> <tr> <td data-bbox="1367 411 1438 470"><input checked="" type="checkbox"/></td> <td data-bbox="1438 411 1510 470"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p> <p> a. Will storm water discharges flow to adjacent properties?</p> <p> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>Stormwater will be conveyed to low impact development techniques (swale, rain garden) and conveyed to the existing onsite federal wetland.</p>	<table border="1"> <tr> <td data-bbox="1367 470 1438 520">NO</td> <td data-bbox="1438 470 1510 520">YES</td> </tr> <tr> <td data-bbox="1367 520 1438 571"><input type="checkbox"/></td> <td data-bbox="1438 520 1510 571"><input checked="" type="checkbox"/></td> </tr> <tr> <td data-bbox="1367 571 1438 621"><input checked="" type="checkbox"/></td> <td data-bbox="1438 571 1510 621"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="1367 621 1438 672"><input checked="" type="checkbox"/></td> <td data-bbox="1438 621 1510 672"><input type="checkbox"/></td> </tr> <tr> <td data-bbox="1367 672 1438 814"></td> <td data-bbox="1438 672 1510 814"></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NO	YES										
<input type="checkbox"/>	<input checked="" type="checkbox"/>										
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<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment:</p>	<table border="1"> <tr> <td data-bbox="1367 814 1438 865">NO</td> <td data-bbox="1438 814 1510 865">YES</td> </tr> <tr> <td data-bbox="1367 865 1438 991"><input checked="" type="checkbox"/></td> <td data-bbox="1438 865 1510 991"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p>	<table border="1"> <tr> <td data-bbox="1367 991 1438 1041">NO</td> <td data-bbox="1438 991 1510 1041">YES</td> </tr> <tr> <td data-bbox="1367 1041 1438 1167"><input checked="" type="checkbox"/></td> <td data-bbox="1438 1041 1510 1167"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
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<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p>	<table border="1"> <tr> <td data-bbox="1367 1167 1438 1218">NO</td> <td data-bbox="1438 1167 1510 1218">YES</td> </tr> <tr> <td data-bbox="1367 1218 1438 1344"><input checked="" type="checkbox"/></td> <td data-bbox="1438 1218 1510 1344"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Lanc & Tully, P.C. - Sponsor</u> Date: <u>2-6-19</u></p> <p>Signature: <u></u> Title: <u>Project Engineer</u></p>											



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat, Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No