May 7, 2020

Thomas Patterson, Chairman and Members of The Planning Board

Town of Putnam Valley

265 Oscawana Lake Road

Putnam Valley, NY 10579

RE: Site Plan For Vlad and Allison Hancu

Williams Drive, Putnam Valley NY 10579

TM #: 84-2-43

Dear Chairman Patterson and Members of The Board,

Below is my response to the memo from Todd Atkinsons P.P. Town Engineer dated April 8th 2020.

1. The applicant is requesting the waver of a survey within the last 2 years. The survey submitted is accurate and was compared to the deed and is correct.
2. The tree survey indicates that all the trees within the limits of disturbance are to be removed.
3. All references to GP-0-15-002 were changed to GP-0-20-001.
4. The names and addresses of adjoining neighbors within 200 feet will be provided by the Planning Board Secretary.
5. The maintenance agreement is attached.
6. The erosion and sediment control plan with details has been provided.
7. The areas of cut and fill are shown with the appropriate slopes.
8. The driveway profile has been revised.
9. The soil testing for the storm water management has been performed and observed by Mr. Atkinsons. The data sheets are attached.
10. The sequence of construction was on the Site Plan, incorporated with the notes. It has now been separated.
11. The drainage plan and drainage calculations are attached.

The following is my response to Bruce Barber, Environmental/Planning Consultant’s memo, dated March 20,2020.

1. The proposed house meets all the setback requirements.
2. Therefore, no variances are required.
3. To the best of my knowledge the conditions of the D and O dated August 26,1997 have been complied with.
4. A Wetland permit is not required.
5. Tree survey has been provided.
6. With regard to endangered species, I have contacted NYSDEC. I am waiting for their response.
7. We are requesting a waiver for a current survey.
8. The tree plan indicates all the trees (6 inches in diameter or above) within the disturbed area will be removed. We are requesting a waiver of providing a tree survey for the remainder of the property.
9. Patio and lighting improvements are shown on the site plan.
10. The driveway maintenance agreement is attached.
11. The Town Engineer reviewed the condition of the existing R.O.W when we did the testing for the storm drain system.
12. An erosion and sediment control plan is attached.
13. Storm water treatment for all impervious surfaces is attached.
14. The grading for the septic system will not direct drainage to the neighboring property since there is a stone wall on the property line.
15. The total area of the proposed house is 3,600 SF. Elevations with dimensions are attached.
16. The generator and propane tanks are shown on the site plan.
17. The EAF has been updated, and bubbled.
18. The approved Lot Line Change is attached.
19. There are 2 houses and one cell tower that are currently accessed via the current R.O.W.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

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Joel Greenberg, AIA, NACRB