

October 16, 2025

Mr. Edward Lachterman, Town Supervisor
Town of Yorktown Town Board
363 Underhill Avenue
Yorktown Heights, New York 10598

Re: Franklin Criollo
436 East Main Street
Town of Yorktown

Dear Mr. Lachterman and members of Town Board:

Below are our responses to the comments provided by the Conservation Board dated September 9, 2025, in reference to the above-mentioned project:

1. The site requires significant grading to manage the steep slopes. Careful monitoring of on-site construction is needed to ensure that over-grading does not and that the line of disturbance is maintained.

Response: The project has an erosion and sediment control plan which has a specific sequence of construction. The means and methods for implementing the erosion and sediment control plan are also provided.

2. The use of the former stone foundation to collect all the water runoff from impervious surfaces resulting from construction of the driveway and the house is a concern. The ability of the foundation to withstand a large storm assessment should be conducted to ensure that it is truly suitable for this purpose.

Response: The existing foundation is well suited for the proposed stormwater management system. We would welcome a review of the foundation with a representative from engineering.

3. If the detention basin is constructed as a rain garden, planting plans for this iteration should be submitted including how overflow discharge will be handled.

Response: After further consideration, the rain garden plantings will not work well because of the level of inundation expected, in higher storm events.

4. The applicant proposes removal of 23 trees, of which 11 are invasive Norway maples. Mitigation for removal of the remaining 12 trees is required.

Response: The original calculation was incorrect since 6 trees were counted in. The total protected trees to be removed is 12. Therefore, 23 trees are being planted. Based on the calculated offsetting mitigation, a payment of \$2,000 will be paid by the applicant to the tree fund. See the attached spreadsheet.

Enclosed please find the following documents for your review:

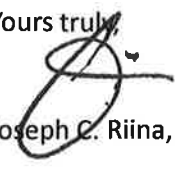
- Tree Calculator



- Drainage Site Plan titled, "Proposed OWTS Plan prepared for Franklin Criollo," dated 7/16/25, last revised 10/6/25, sheets 1 – 3 of 3.

Please review our submission and contact us with any questions or comments. Thank you.

Yours truly,


Joseph C. Riina, P.E.

Cc : Frank Criollo – Owner
Town Clerk – Yorktown Town Hall
Conservation Board – Yorktown Town Hall

JCR / ms / Enc. / sdc 24-25

