

May 30, 2025

Hand Delivery

Mr. Edward Lachterman, Town Supervisor
and Members of the Town Board
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

Re: Ionela & Mihail Balan / 2285 Saw Mill River Road, Yorktown Heights, NY 10598

Dear Supervisor and Town Board Members,

We are submitting for your review and for the record, responses to the Conservation Board memo dated May 12, 2025 for the above referenced property. This letter and enclosed plans address the request by the Conservation Board for additional information as follows:

- An inventory of the trees to be removed is now provided on sheet 3 of 8 in table form. The table lists the trees by number corresponding to the plan, tree species, diameter at breast height, and condition. Also noted by shading, are trees that are dead, in poor condition or dying, and invasive or non-native. In total 33 regulated trees are to be removed for the construction of the house and extension of public sewers (*23 for the installation of the public sewer, and 10 for the house and driveway construction*).
- To address mitigation the applicant proposes to install 18 maple trees along the proposed driveway. Further, the applicant suggests that the public benefit provided by installing the public sewer at the applicants' cost is of greater environmental benefit to the Town which will require the loss of the 23 trees. The extension will allow for the immediate connection of 11 homes that front on either Saw Mill River Road or Brookside Avenue with the potential for future extension to sewer 6 additional homes. The environmental benefits are obvious considering the proximity this area is to Hallock's Mill Brook.
- As requested, the planting schedule for the rain garden is provided on sheet 2 of 8.

We will be presenting this additional information to the Conservation Board at their next meeting. Enclosed herewith please find eight (8) copies of the Plan titled "Site Plan prepared for Ionela & Mihail Balan", dated 2/10/22, last revised 5/25/25, Sheets 1-8 of 8. Please let us know if you have any questions.

Yours truly,


Joseph C. Riina, P.E.

Cc: Town Engineer
Conservation Board

JCR / ms / Enc. / sdc 21-17



TOWN OF YORKTOWN CONSERVATION BOARD

Town of Yorktown Town Hall, Yorktown Heights, New York 10598, Phone (914) 962-5722

To: Town Board
From: Conservation Board
Date: May 12, 2025
Subject: Town Board Referral - 2285 Saw Mill River Road; 37.11-1-42 (Balan)
Request for stormwater management and tree permit for a proposed construction of a single-family residence and driveway; a new public sewer line is proposed.

The Conservation Board reviewed the above referenced subject at their meeting held on Wednesday, May 7, 2025. Joseph Riina, project engineer, of Site Design Consultants was present. The applicant proposes to construct a new single-family residence with asphalt driveway. The run-off from the new impervious surfaces will be directed to a rain garden. A new public sewer line is also proposed, which will run through a Town easement along the back of the neighboring properties. About 40 trees will need to be removed from the property and the easement.

The Conservation Board agrees that the installation of the sewer line is beneficial as it will allow access for the neighboring properties. However, the applicant should submit a detailed inventory of the trees that will need to be removed and plans for mitigation. In addition, a planting detail of the rain garden should be provided. The applicant is reminded to use best practices, including the use of native species.

Respectfully submitted:

Gerardo Carfagno

For the Conservation Board

Cc: Town Engineer
Tree Commission
Applicant