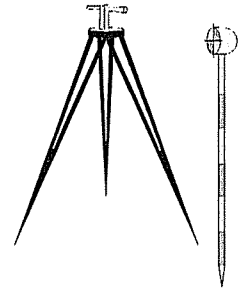




SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING * SITE PLANNING
P.O. Box #818; 18 N. Main Street Harriman, N.Y. 10926
(845) 782-8543 Fax (845) 782-5901
sparaco.steve@selsny.com
wdyls1@gmail.com



July 2, 2024

Planning Board
Village of Montebello
One Montebello Road
Suffern, NY 10901

Re: **Stonehedge Heights Subdivision** (Job #YB-4606) – Response Narrative
Tax Map Section: 49.13 Block: 1 Lot: 13

Dear Planning Board Members,

The following shall address the following review letters in conjunction with the proposed 12-lot subdivision at the 16.96-acre, 220 Spook Rock Road site located approximately 150 foot North of the Spook Rock Golf Course:

1. Village Engineer Martin Spence, PE letter dated 6-11-24.
2. Town of Ramapo DPW letter dated 6-12-24.

Village Engineer letter dated 6-11-24:

Final Subdivision Plat:

1. Job name has been clarified to state “Stonehedge Heights” and is now consistent with all corresponding site plan drawings and SWPPP nomenclature.
2. Typo has been fixed. No revisions indicated between #1 and #10 as the Plat has not been revised since revision #1.
3. Note has been revised.
4. Comment noted. Note clarified.

5. We have revised Note #20 (Formerly Note #21) to permit construction of two model homes in the Phase I development. These two model homes to be determined at a later date as approved by the Building Inspector.
6. Applicant requests Planning Board waiver to allow previous wetland delineation shown on previously approved 2019 Brooker Subdivision plan set. A new wetland report last revised 6-28-24 by Peter Torgersen has been provided confirming the previous delineation remains valid for this application.
7. Comment noted. Note #20 has been removed and details from the previous 2019 approved plans added to the set. In addition, "Suez" water in Note #9 has been changed to "Veolia".
8. Survey was last updated November 20, 2018 by this office. See attached letter by George Langberg, PLS dated 7-2-24 confirming the Property Boundary has not changed. We have also added a Note #21 to the Planimetric Plan stating that the "Existing wood truss arena and wood frame horse stable have been removed as confirmed by Building Inspector's final inspection for demolition permit closing, on February 16, 2024.
9. Comment noted. This is a Planning Board decision.
10. Comment noted. A shade tree planting plan has been added.
11. A cost estimate for the project has been prepared as well as an individual one for the sewer design and is attached. The applicant is looking for the standard bonds and fees normally requested by the Village.

Preliminary Planimetric Plan:

12. Agreed. A sheet set list has been added.
13. Agreed. Note #6 has been revised accordingly.
14. Comment noted. Note #10 has been removed as there is no defined building designed for each of the proposed houses. Applicant requests this be done on a lot by lot basis.
15. Comment noted. See response to item #10 above.
16. Comment noted. Note #21 has been removed.

Preliminary Drainage, Grading and Utility Plan:

17. Comment noted. Symbol has been removed.
18. Comment noted. The note has been revised to state a connection to dry wells or proposed cisterns. This will depend on site deep hole and percolation testing onsite to ensure groundwater levels are 2' or more below the proposed dry well invert. If high groundwater tables are observed, the homeowner will be required to utilize cisterns to accommodate the required NYSDEC Runoff Reduction Volume requirement.

19. See response to Item 18. Note #23 will only be applicable if cisterns must be utilized.
20. Comment noted. See response to item #7 above.
21. Agreed. Stationing has been added.
22. Agreed. Previous sight distance notation from the original approved 2019 set has been added to the current set.
23. Agreed. Gas, electric proposed locations have been added.
24. Agreed. Pull boxes have been added as required.
25. Agreed. Road "A" and "B" labels have been added.

Preliminary Sediment and Erosion Control Plan with phasing:

26. Agreed. More detail has been added to describe scope of work for Phase I and Phase II construction. See also Note #5 above regarding model homes.
27. Agreed. Sewer installation language has been added.

Preliminary Existing Conditions Plan:

28. Comment noted. Tree removals have been added to the Sediment and Erosion Control Plan to keep the Existing Conditions Plan limited to survey information only.
29. Comment noted. This information is shown on the Sediment and Erosion Control Plan to keep the Existing Conditions Plan limited to survey information only.
30. Survey was last updated November 20, 2018 by this office. See attached letter by George Langberg, PLS dated 7-2-24 confirming the Property Boundary has not changed. We have also added a Note #21 to the Planimetric Plan stating that the "Existing wood truss arena and wood frame horse stable have been removed as confirmed by Building Inspector's final inspection for demolition permit closing, on February 16, 2024.

Preliminary Road Profiles Plan:

31. Comment noted. Applicant has increased the slope 0.22% greater than the originally approved 1.01% slope for this project. Grading is tight to match existing driveways at the site and provide adequate slopes beyond tie-ins to existing roads and driveways.

Preliminary Details Sheet:

32. Comment noted. Applicant will verify printing is legible prior to the next submission.

SWPPP comments:

- SWPPP was signed and sealed at the cover page and Sheet 33 with the drainage narrative for the 5-28-24 SWPPP submission. All future revisions will also be signed and sealed accordingly.
- Comment noted. Applicant is to contact our office and the Village when he is ready to perform deep hole and percolation testing.
- A standard inspection form is provided for in Appendix D of the 5-28-24 SWPPP. We will add this also to Appendix G (Notice of Termination Section) if still required for the final submission.
- Appendix H is the compilation of Standard Erosion Control Details from the NYSDEC Blue Book. A page with the list of drawings and reference to the subdivision sheet set will be added to the final version of the SWPPP.
- Notice of Intent and MS4 SWPPP acceptance form were previously provided in Appendix F of the 5-28-24 SWPPP.
- A pipe capacity analysis for the final conveyance pipe was provided at the end of Appendix A after the water quality calculations (see sheets 89-91) based upon the developed conditions Hec-1 Output. A pipe capacity analysis for feeder storm lines will be added to the final SWPPP.

Miscellaneous:

1. Comment noted. Applicant to provide.
2. Comment noted. Applicant to advise.
3. Comment noted. Drawing revision date has been updated.
4. Comment noted. A cost estimate for the project has been prepared as well as an individual one for the sewer design and is attached. The applicant is looking for the standard bonds and fees normally requested by the Village.
5. Comment noted. Storm sewer profiles will be added.
6. Comment noted. Applicant to provide.
7. Comment noted.
8. Comment noted. Applicant to provide supporting wetland buffer reduction documentation.
9. Comment noted. Applicant's attorney to provide deed restriction paperwork.

10. Comment noted. Applicant will provide a Shade Tree planting plan. Applicant is seeking a Planning Board waiver to omit requirement for a Lighting analysis as this is a subdivision for residential lots, not a proposed site plan.
11. Basin maintenance requirements are provided in Appendix D of the 5-28-24 SWPPP submitted to the Village. The requirements will be embellished and lot specific and will be added to the final version of the SWPPP.

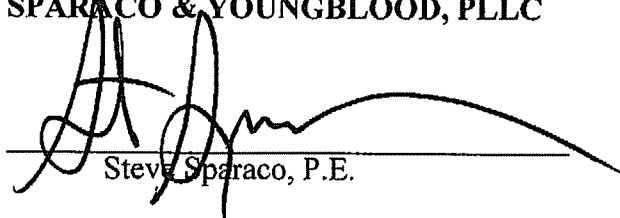
Town of Ramapo DPW letter dated 6-12-24:

1. Comment noted. Cleanout inverts to be provided.
2. Comment noted. Profile versus plan will be checked for any discrepancies.
3. Comment noted. Existing sewer information to be added where missing.
4. Comment noted. Text overwrites have been removed for clarity.
5. Comment noted. Sewer will be situated as close to center as practicable.
6. Comment noted. The sewer in the vicinity of the Headwall outlet will be concrete encased as requested.
7. Comment noted. A note will be added.
8. Comment noted. Comment noted. Applicant to comply.
9. Comment noted. RCSD #1 to be removed.
10. Comment noted. Note #14 will be modified as requested.

Please review and feel free to contact our office with any questions. Thank you.

Very truly yours,

SPARACO & YOUNGBLOOD, PLLC

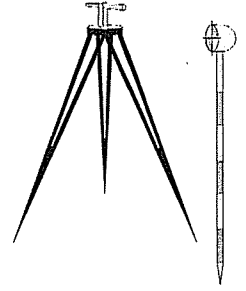


Steve Sparaco, P.E.

cc.: client



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July 2, 2024

Planning Board
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One Montebello Road
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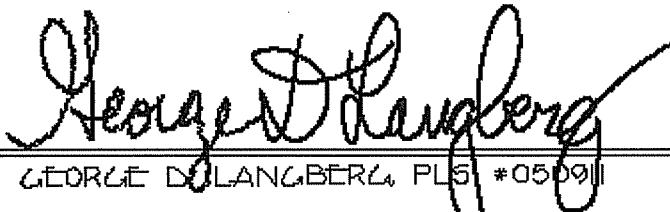
Attn: Regina Rivera, Building, Planning and Zoning Clerk

Re: Stonehedge Heights (Job #YB-4606) – Boundary Survey Review
Tax Map Section: 49.13 Block: 1 Lot: 13

Dear Ms. Rivera,

I am in receipt of a memorandum from Adam Gordon, Building Inspector dated June 25, 2024 which indicates that there have been no new developments on any of the parcels adjoining this site. I have also reviewed the 2018 survey signed by William Youngblood, LS. The property lines can only be modified through the subdivision process, and there have been no subdivisions or lot line changes on this site or any adjoining site since the time of the survey. It is, therefore, my professional opinion that the 2018 survey accurately represents the boundary lines and dimensions of the parcel in question.

Sincerely,


GEORGE D. LANGBERG, PLS #05091

Village of Montebello

Building & Zoning Department
One Montebello Road
Montebello, N.Y. 10901

MEMORANDUM

TO: PLANNING BOARD

CC: MARSEL AMONA; STEVE SPARACO

FROM: ADAM GORDON, BUILDING INSPECTOR

SUBJECT: 220 SPOOK ROCK ROAD – 49.13-1-13

DATE: JUNE 25 ,2024

Pursuant to discussion at the June 11, 2024 Planning Board meeting, the Applicant/Developer of the proposed subdivision Stonehedge Farm, was instructed to provide the Board with a certified copy of the 2018 Survey in order to demonstrate that there have been no changes to the property or it's boundaries. This is the survey on which the proposed subdivision was based, which was approved by the Board in 2019.

Be advised that to date, there have been no changes to the lot lines of the above-referenced property, nor are there any substantial nearby developments that would impact the environment.

**PETER D. TORGERSEN,
ENVIRONMENTAL SCIENCES**

110 Town Line Road, Pearl River New York 10965, 845 642 8939 petertorger271@gmail.com

January 3, 2019,
Revised. June 28, 2024

Wetland Report for Stonehedge Subdivision

I revisited the above site last week to see if any existing conditions. I saw that the existing barns have been removed. Google earth shows this happened just a few months after I last visited the site. Except for the removal of the building the site remains basically as it was 5 years ago. I found a few of the original wetland flags and they still corresponded with the current wetland limits. As mentioned in the previous report this wetland represents the absolute top end of a long drainage system. The wetland does not appear to have increased in size anywhere around this particular site. Regarding the jurisdictional status these wetlands remain controlled by both the USACE as well as the Village of Montebello because of their municipal wetland laws. Everything previously mentioned in the original letter still applies to this project site. The site layout has been approved by the Village, and in my opinion, nothing environmentally has changed for the worse.

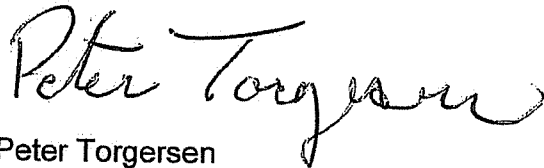
The project is a proposed 12 lot residential subdivision of a 17.22-acre parcel that formerly was the site of an equestrian type business. The entire site had been impacted by the previous operation in the form of existing buildings, fences, site clearing and debris. Adjacent to the east and to the south is a forested wetland that extends onsite at two separate locations. Both of these locations are in what was formerly a corral. Much of the areas immediately adjacent to the onsite wetlands are covered with *Phragmites Australis*, an invasive nonnative plant species.

The proposed homes are all located quite far from the wetland limit line. These wetland boundaries have been officially approved by the U.S. Army Corps of Engineers in a letter dated 12-28-18. The wetland boundary approval is good for a period of 5 years from that date. Because there are no proposed wetland disturbances the ACOE does not have any reason to further review this project. These onsite wetlands are not connected to any mapped NYSDEC wetland. There will be no proposed impacts to the onsite wetlands. The proposed grading limits are no closer than 50 to the wetland edge. There is a proposed 50 buffer shown around all onsite wetland boundaries. Because of the invasive nonnative plants (phragmites) found along the edges of these wetlands any slight impacts due to development should be seen as a positive. The proposed development will not alter the site hydrology to such an extent that the wetland itself will be impacted in a negative way. The proposed development will not reroute any water source or cause the wetland to diminish in size. Because of the disturbed

condition of the site along with the nonnative plant species currently established onsite there will be no loss of any valuable habitat. Equestrian facilities are known to be mild sources of pollution due if the manure was stored improperly. This residential subdivision will result in improved water quality as well as improved storm water detention because the site will be brought up to current state water quality standards.

The two wetland areas are vegetated with commonly found wetland tolerant species such as Pin Oak, Red Maple, Green Ash, Spice Bush, Highbush Blueberry, Skunk Cabbage, Tussock Sedge, Sensitive Fern and Soft Rush. These plants form a dominant FACW plant community that is visibly identifiable as a wetland. Both sections of wetlands display signs of having some seasonally standing water in places. The Rockland County Soils Survey indicates that this site has Cheshire type soils which is described as a deep well draining soil. This soil type is neither a locally or nationally recognized wetland soil. Many existing wetland areas are found at places where no hydric soils have been previously mapped. Because this specific location is at the absolute top of the wetland system there is no associated flood plain to deal with. The majority of water that finds its way into this wetland originates offsite to the south and to the east and the proposed development will not impact this in any negative way. The onsite wetlands drain to the south and west where they pass under Spook Rock Road and enter through the golf course. This site is a part of the Mahwah River watershed and located within the Passaic River basin.

Yours truly,

A handwritten signature in cursive script that reads "Peter Torgersen". The signature is written in dark ink and is positioned above the printed name.

Peter Torgersen



Town of Ramapo
Planning Department

237 Route 59
Suffern, New York 10901
Phone: (845) 357-5100

Improvement Cost Estimate Form

Project Application Information

Project Name: Stonehedge Heights
Planning Number:
Tax Parcel(s): 49-13-1-15
Consultant Preparing Estimate: Sparaco and Youngblood, PLLC
Date Prepared: 6/11/2024

Updated 1/31/23

Detailed Site Work Cost Estimate

Table with 5 columns: Improvement Item Description, Quantity, Units, Unit Cost, Total Cost. Rows include Sanitary Sewers & Water Mains, 8" Sewer Pipe, 4" Sewer Force Main, 6" Lateral, Sanitary Cleanout, Standard Sewer Manhole, Ejector Pump, Pump Station, 8" Ductile Iron Pipe, Hydrant.

Total \$106,122.50
Inspection Fee (5%) \$5,306.13

Handwritten signatures and printed names: Steve Sparaco, PE (Engineer for Applicant) and Martin K. Spence, PE (Village Engineer) with dates 6/11/2024.

Village of Montebello
Improvement Cost Estimate Form

Project Name: Stonehedge Heights

Section: 49.13

Block: 1

Lot: 13

<u>Improvement Item Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Site Preparation & Erosion Control				
Clearing and Grubbing	1	LS	\$20,000.00	\$20,000.00
Tree Removals	1	LS	\$10,000.00	\$10,000.00
Construction Fence (Orange)	300	LF	\$22.00	\$6,600.00
Silt Fencing	4,536	LF	\$11.00	\$49,896.00
Stabilized Construction Entrance:	1	Each	\$1,650.00	\$1,650.00
Inlet Protection	12	Each	\$165.00	\$1,980.00
Tree Protection	3	Each	\$100.00	\$300.00
Temporary Sediment Basin w/ temporary riser (Cost may change based on size)		Each	\$25,000.00	\$0.00
Stone Check Dam		Each	\$250.00	\$0.00
Temporary Seeding	2,677	SY	\$2.50	\$6,692.50
Other Measures (Specify)				
Roads & Parking Lots				
Driveways	1,691	SY	\$40.00	\$67,640.00
Road Improvements		SY	\$50.00	\$0.00
Road Wearing Surface	4,496	SY	\$30.00	\$134,880.00
Road Base Course	4,496	SY	\$40.00	\$179,840.00
Road Subbase	4,496	SY	\$25.00	\$112,400.00
Parking Lot Paving & Striping		SY	\$55.00	\$0.00
Curb - Concrete or Belgian Block	2,409	LF	\$20.00	\$48,180.00
Pavers/Hardscape		SF	\$5.00	\$0.00
Concrete Sidewalk		SF	\$7.00	\$0.00
Concrete Pad under canopy		SF	\$10.00	\$0.00
Storm Drain & Related Construction				
Standard Catch Basin w/Frame & Grate	11	Each	\$4,000.00	\$44,000.00
Standard Field Inlet (2'x2')	1	Each	\$2,000.00	\$2,000.00
Stormwater Manhole	2	Each	\$4,000.00	\$8,000.00
Concrete Headwall	1	Each	\$5,500.00	\$5,500.00
Concrete Flared End Section (Size dependent)	1	Each	\$2,500.00	\$2,500.00
Outlet Structure (Concrete Chamber)	1	Each	\$8,000.00	\$8,000.00
Storm Drain Piping				
12" RCP		LF	\$40.00	\$0.00
15" RCP		LF	\$45.00	\$0.00
18" RCP		LF	\$50.00	\$0.00
24" RCP		LF	\$55.00	\$0.00
30" RCP		LF	\$60.00	\$0.00
36" RCP		LF	\$65.00	\$0.00
12" HDPE	644	LF	\$40.00	\$25,760.00
15" HDPE	548	LF	\$50.00	\$27,400.00

Village of Montebello
Improvement Cost Estimate Form

<u>Improvement Item Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Total Cost</u>
18" HDPE		LF	\$45.00	\$0.00
24" HDPE		LF	\$50.00	\$0.00
30" HDPE	507	LF	\$65.00	\$32,955.00
36" HDPE		LF	\$60.00	\$0.00
6" Pond Drain	194	LF	\$27.00	\$5,238.00
Rip-Rap	129	SY	\$125.00	\$16,125.00
Underground Detention System (Size Dependent)		Each		\$0.00
Drywell		Each	\$3,300.00	\$0.00
Detention/Retention Basins (Size Dependent)		Each		\$0.00
Water Quality Basin (Size Dependent)	1	Each	\$30,000.00	\$30,000.00
Grassed Swale		LF	\$10.00	\$0.00

Landscaping

Plantings for Water Quality Pond	1	LS	\$1,000.00	\$1,000.00
Topsoiling and Seeding	2,677	SY	\$9.00	\$24,093.00
Shade Trees	32	Each	\$300.00	\$9,600.00

Site Lighting

Pole Lighting (12' - 18' high) (Cost may vary)		Each		\$0.00
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MISCELLANEOUS

Monumentation	32	Each	\$500.00	\$16,000.00
Traffic Control Signs	4	Each	\$150.00	\$600.00
Fence		LF	\$30.00	\$0.00
Retaining Wall		SF		\$0.00
Bollards		Each	\$200.00	\$0.00
As-Built	1		\$1,500.00	\$1,500.00

Total Improvement Cost **900,329.50**

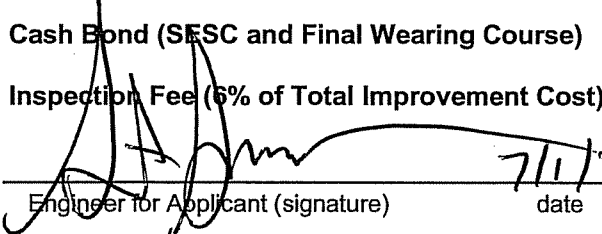
Amount for Security (120% of Total Improvement Cost less SESC and Final Wearing Course) Chapter 108

Wearing Course	134,880.00
Erosion Controls	53,526.00

Total Amount for Security Required: **711,923.50**

Cash Bond (SESC and Final Wearing Course) **188,406.00**

Inspection Fee (6% of Total Improvement Cost) **54,019.77**

 _____ Engineer for Applicant (signature)	7/1/29 _____ date	_____ Village Engineer (signature)	_____ date
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Steven M. Sparaco, P.E.

Engineer for Applicant (print)

Martin K. Spence, PE

Village Engineer (print)