

November 20, 2019

Ms. Loretta Taylor, Chairperson  
Town of Cortlandt Planning Board  
Town Hall Office #4  
1 Heady Street  
Cortlandt Manor, New York 10567

Re: *Gas Land Petroleum, Inc., Proposed Gasoline Filling Station/Convenience Store  
2051 & 2053 East Main Street  
Town of Cortlandt, Westchester County, NY  
Chazen Project #81903.00*

Dear Ms. Taylor:

The site plan drawings have been amended in response to comments received from Stephen W. Coleman Environmental Consulting, LLC. Below is a point-by-point response to each of the comments received:

Stephen W. Coleman Environmental Consulting, LLC comments dated November 9, 2019:

1. *A privacy fence has now been shown along the northeastern property line to separate the commercial site from a portion of the wetland buffer area.*

**Response: No response required. Please note that the fence has been connected on the east side of the site.**

2. *The plans have been revised to include a hydrodynamic separator to treat runoff from planned impervious surfaces.*

**Response: No response required.**

3. *A privacy fence has also been added along with additional landscaping in the rear of the auto body building as previously recommended.*

**Response: No response required.**

4. *The revised plans or notes do not address the need for general clean up of the site of construction related debris. As previously noted, there are existing piles of asphalt, concrete and compacted soils throughout the existing wetland buffer on the parcel and immediately offsite. In addition, a well-established stand of Japanese knotweed is present that will need to be removed as part of the proposed off-site buffer mitigation plan.*

**Response: A note addressing clean up of construction debris and removal of Japanese knotweeds has been added to sheet C200 as note 3 in Construction Notes.**

5. *Due to the extensive amount of soil compaction, the existing compacted soils within the proposed planting areas will need to be removed, re-graded and supplemented with a suitable planting mix to support the long-term sustainability of the proposed mitigation plantings.*

**Response: Notes 1 and 2 of the Soil Restoration Notes on sheet C200 , that previously stated to remove gravel and/or debris from the surface and to apply 2-inches of compost over soil, have been revised to include the removal of existing compacted soil and to apply 3-inches of compost.**

6. *The landscaping proposed within the southeastern corner adjacent to the fencing should be expanded to include a denser layer of understory shrubs between the 4-bayberry and the 1- serviceberry. Sky high Juniper should be substituted with other native shrub species. Suggested species should be native shrubs that are more adapted to tolerate upland conditions.*

**Response: Additional shrubs has been added between the 4-bayberry and 1-serviceberry. The sky high juniper has been substituted with north bayberries.**

7. *An Off-Site Buffer Mitigation Plan has been submitted to mitigate some of the proposed impacts located within the wetland buffer. I have several comments regarding this proposed plan:*

- a. *The ownership and permission to install off-site mitigation should be provided as part of the approved plans.*

**Response: The proposed work will be conducted under the NYSDOT work permit as this is on NYSDOT property.**

- b. *The area of the proposed mitigation is highly disturbed and consists of compacted soils and debris. Piles of asphalt and stone/gravel mix will need to be removed and the area supplemented with a suitable planting soil mix to guarantee success of the proposed plantings. The Soil Preparation Notes do not adequately address this issue and need to be revised. Details on the extent of removals and soil replacement should be documented. Additional notes should be added to the proposed plans that detail the site cleanup measures and the removal of invasive plants prior to planting.*

**Response: Per our phone conversation with Mr. Coleman on November 18, 2019, the Soil Restoration Notes are adequate. Also, note 3 of Construction Notes has been added to sheet C200 stating to remove debris, compacted soils, and invasive plants prior to planting.**

- c. *The extensive stand of Japanese knotweed will need to be excavated and the entire plant removed from the area and discarded off site.*

**Response: A note has been added to sheet C200.**

- d. *The proposed mitigation area should include the location of existing trees that will remain.*

**Response: The removal of trees is not proposed. The existing tree line has been called out to remain on sheet C200.**

- e. *The proposed planting schedule and planting layout should be modified to show the specific plants labeled, that indicates species and quantity. A denser layer of shrubs should also be placed along the adjacent wetland area that matches the shrubs added along the fencing in the southeasterly corner.*

**Response: Proposed plants on sheet C200 have been labeled with species and quantity. Additional shrubs have been added along the area adjacent to the wetland.**

- f. *The size of the shrubs should be changed from bare root to a minimum of 3-gallon size plants (minimum size of 3-4 ft.).*

**Response: The size of the shrubs have been changed from bare root to 3-gallons on the Plant Schedule on sheet C200.**

- g. *The proposed ground layer includes royal fern and switch grass. Royal fern should be substituted with other native wood fern varieties that are more adaptable to upland conditions and consist of more than one species. The locations of switch grass should be identified and shown.*

**Response: Royal ferns have been replaced with cinnamon and interrupted ferns, which are native to Westchester County. The locations of the switch grass are shown and identified on sheet C200.**

- h. *The proposed seed mixture is not suitable for the buffer area. A seed mix should be selected that includes more upland and facultative plant species, with a high percentage of grasses. In addition, detail notes should be added on how the area will be prepped and how the seed mix will be installed.*

**Response: Seed mix has been revised to include higher percentage of grasses and include more upland and facultative plant species. Notes on how the area will be prepped can be found in Soil Preparation Notes. Notes on how the seed mix will be installed can be found in note 8B on Landscaping Notes.**

8. *A five (5) year monitoring and maintenance plan is still required and should be developed and submitted for further review. Plan should include all of the proposed plantings and maintenance of the recommended stormwater devices. The plan should follow accepted Town guidelines and protocols.*

**Response: A five year monitoring and maintenance plan is attached with this submission.**

*Ms. Loretta Taylor, Chairperson*

*November 20, 2019*

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The following items are enclosed:

- Off-Site Buffer Mitigation Plan, revised November 20, 2019 (2 full size and 12 11x17)
- Landscape Plan, revised November 20, 2019 (2 full size and 12 11x17)
- Five Year Wetland Buffer Monitoring & Maintenance Plan (12 copies)
- CD containing pdfs of all submittal materials

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Christopher Lapine".

Christopher Lapine, P.E., LEED AP  
Director of Engineering Services

cc: Gas Land Petroleum, Inc.  
David S. Steinmetz, Esq.