The Planning Board of the Village of Montebello held a meeting on Tuesday, July 12, 2011 at the Montebello Community Center, 350 Haverstraw Road, Montebello, New York. Chairman Rubin called the meeting to order at 7:22 p.m. and led everyone in the Pledge of Allegiance.

PRESENT	OTHERS
Al Rubin, Chairman	Ira Emanuel, Assistant Village Attorney (left at 7:30)
Jane Burke, Member	Robert Geneslaw, Village Planner
Michael Iatropoulos, Member	Martin Spence, Village Engineer
Anthony Caridi, Member (8:01 pm)	Gloria Scalisi, Planning & Zoning Clerk
Thomas Ternquist, Member	
Melanie Golden, Member	

Member Iatropoulos made a motion to approve the minutes of April 12, 2011 and May 10, 2011, seconded by Member Ternquist. Upon vote, the motion carried unanimously.

9 S Bayard Lane—Public Hearing—Continued
Wetlands Permit
Site Plan Approval-Conservation Overlay District

> Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, New York 10960, for Approval of a Wetlands Permit entitled "9 S. Bayard Lane" to allow disturbance and construction within 100 feet of a freshwater wetland and for Approval of a Site Plan for construction within a Conservation Overlay District. The proposed construction is for a one story dwelling with a new driveway. The existing one story residential dwelling will be demolished and the existing gravel driveway, stone walls and slate walkway will be removed. The subject property is located on the south side of Bayard Lane approximately 389 feet of the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 76 in an R-35 Zone.

The Applicant has submitted a request for an adjournment until the August 9, 2011 Planning Board meeting. Member Ternquist made a motion to adjourn the Public Hearing on the Application of Dominick Pilla for approval of a Wetlands Permit-Site Plan entitled "9 Bayard Lane", as per the Applicant's request, until the next scheduled meeting of the Planning Board on August 9, 2011, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

11 S. Bayard Lane—Public Hearing—Continued
Wetlands Permit
Site Plan Approval-Conservation Overlay District

> Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, New York 10960, for Approval of a Wetlands Permit entitled "11 S. Bayard Lane" to allow disturbance and construction within 100 feet of a freshwater wetland and for Approval of a Site Plan for construction within a Conservation Overlay District. The proposed construction is for a one story dwelling with a new gravel driveway, deck, patio and walkway. The existing one story residential dwelling will be demolished and the existing macadam driveway, stone walls and wood shed will

be removed. The subject property is located on the south side of Bayard Lane approximately 600 feet of the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 75 in an R-35 Zone.

The Applicant has submitted a request for an adjournment until the August 9, 2011 Planning Board meeting. Member Ternquist made a motion to adjourn the Public Hearing on the Application of Dominick Pilla for approval of a Wetlands Permit-Site Plan entitled "11 Bayard Lane", as per the Applicant's request, until the next scheduled meeting of the Planning Board on August 9, 2011, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

Wehman-Bambace
Final Plat/Site Plan –Lot Line Subdivision

Application of Gina Wehman, 3 Lake Road, Montebello, New York 10901 and Christine Macnaughton, 1 Lake Road, Montebello, New York 10901, for an Amended Lot Line Change. The subject property is located on the East side of Orchard Street at the intersection with the North side of Lake Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.17, Block 1, Lots 25 & 26 in a R25 Zone. The Applicants received Final Approval on the Amended Lot Line Subdivision on July 13, 2010.

Mr. James Licata, Esq. is attendance for the applicant. Mr. Licata stated that this subdivision has been approved twice before and will be receiving releases from the mortgage companies in order to file the road widening deeds. Basically, Mr. Licata stated that the only reason this subdivision has taken so long is waiting for releases from the mortgage companies. The application has not changed their time just ran out.

Member Iatropoulos made a motion to recommend a resolution for re-approval of a Final Plat/Site Plan entitled "Wehman-Bambace.", seconded by Member Ternquist. Upon Vote, the motion passed unanimously.

Chairman Rubin read the resolution into the record:

RESOLUTION PB-09 OF 2011
Granting Re-Approval of a Subdivision Entitled
"Wehman-Bambace"

WHEREAS, an application has been made by Gina Wehman and Christine MacNaughton for re-approval of a subdivision plat entitled "Wehman-Bambace" affecting premises designated as Section 48.17, Block 1, Lot 25 and 26 on the Tax Map of the Town of Ramapo, which was originally approved by this Board on September 8, 2009, and re-approved, as amended, on July 13, 2010; and

WHEREAS, the applicants have had difficulty obtaining necessary approvals and consents from mortgage holders of the property, which difficulty has prevented the applicants from filing the plat; and

WHEREAS, no changes to the amended approved plat are requested; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, a negative declaration was issued by this Board on September 8, 2009; and

WHEREAS, necessary variances were granted for tax lot 48.17-1-26 by the Zoning Board of Appeals at that Board's meeting of April 29, 2009; and

WHEREAS, on August 6, 2009, the Rockland County Planning Department recommended modifications the proposed final plat.

NOW, THEREFORE, be it

RESOLVED, that since no new lots are to be created by the proposed subdivision, this Board waives the requirement for preliminary approval and for a public hearing; and be it further

RESOLVED, that the plat entitled "Wehman-Bambace" dated June 9, 2010, affecting premises designated as Section 48.17, Block 1, Lot 25 and 26 on the Tax Map of the Town of Ramapo, be and hereby is approved, and the Chairman is hereby authorized to sign same and to permit same to be filed in the office of the Rockland County Clerk, upon payment of any and all outstanding fees to the Village of Montebello, subject to the following:

1. Rockland County Planning Department conditions as stated in its memorandum dated August 6, 2009.

2. All conditions of the variances granted by the Zoning Board of Appeals.

3. As there is no new construction proposed, nor is a new lot being created, this subdivision will not affect the park and recreation needs of the Village, and therefore no contribution of land, or money in lieu of land, for park and recreation purposes is required.

4. Note 26 is amended to read, "No new construction or removal of any trees is permitted."

5. Signature of the Chairman of the Rockland County Drainage Agency pursuant to the requirements of section 13-A of the Rockland County Stream Control Act (L. 1975, Ch. 846, as amended).

MOTION: Member Iatropoulos

SECOND: Member Ternquist

Upon vote, the Resolution carried unanimously.

Thomas Biondi—Public Hearing
Site Plan Approval—Conservation Overlay District

Application for Site Plan review pursuant to section 195-63, construction in the Conservation Overlay District which was submitted to the Village of Montebello Planning Board for owner Thomas Biondi, 23 Robin Hood Road, Montebello, New York 10901. Total acreage is 0.9782 +/-, Section 48.19, Block 1, Lot 1 in a

R-35 Zone. The Applicant seeks approval for the construction, use and maintenance of a pool patio with pavers.

The Applicant, Mr. Thomas Biondi, is in attendance along with his engineer Mr. William Youngblood. Mr. Youngblood stated that this application is before the Planning Board to improve the applicant's property with the addition of hard-scape on the existing pool deck but since the property is in the Conservation Overlay District it requires Planning Board approval. Mr. Biondi would also like to replace an outdated pool heater and remove the front stoop and stairs and replace them with concrete-slate-pavers.

Mr. Robert Geneslaw, Village Planner, read the minutes of the June 28, 2011 CDRC meeting (copy attached).

Mr. Martin Spence, Village Engineer, read his memo dated July 10, 2011 (copy attached).

Chairman Rubin was informed by the Planning Board Clerk that the Applicant did not mail the Public Hearing notices within the required time. Mr. Emanuel informed the Public that the Planning Board has to operate within a particular set of rules and they don't have the authority waive the time requirement for the Public Hearing. The Board will be able to hear the applicant and also hear the testimony of the public in attendance tonight and then continue the Public Hearing and vote till the next Planning Board meeting.

Chairman Rubin made a motion to open the Public Hearing.

Stephanie Bloch, 29 Robin Hood Road, Montebello, New York stated that what has already been done has increased the property value and the new landscaping looks pretty.

Marcella De Loose, 22 Robin Hood Road, Montebello, New York stated that she is favor of granting Mr. Biondi an approval and would like to see it finished.

Sandra Sloan, 19 Robin Hood Road, Montebello, New York would like to know why Mr. Biondi had to appear before the Planning Board. Chairman Rubin replied that Mr. Biondi's property is in the Conservation Overlay District and that require Planning Board approval.

Mr. Geneslaw explained the definition of the Conservation Overlay District.

Member Iatropoulos made a motion to adjourn the application and continue the Public Hearing of Thomas Biondi- Site Plan Approval- Conservation Overlay District to the next Planning Board meeting, August 9, 2011, seconded by Member Burke. Upon vote, the motion carried unanimously.

Brian Novie—Public Hearing
Tree Removal

Application of Brian Novie, 50 Westgate Road, Montebello, New York, 10901, for approval of a tree remediation plan, pursuant to Chapter 176 of the Village Code. The property is located on the south side of Westgate Road approximately 50 feet from the intersection of Kings Gate Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 40.19, Block 1, Lot 42 in a RR-50 Zone.

Chairman Rubin recused himself from hearing this application.

The Applicants, Brian and Marina Novie, are in attendance along with their engineer Mr. Paul Gdanski.

Vice Chairman Jane Burke established that the requirements for posting of the Public Hearing were met.

Mr. Novie stated that he is unsure why he is before the Planning Board whether it is for land disturbance and or tree remediation.

Mr. Emanuel replied that the Planning Board deals with tree remediation.

Mr. Gdanski stated that they are before the Planning Board to rectify the trees that were removed in the rear of the property. Mr. Gdanski is proposing 3 Birch trees to replace the 3 trees that were removed and a row of arborvitae along the neighbor's tennis court. Additionally they would like to fill in the holes where the stumps were removed and re-grade the property. Mr. Gdanski stated that they have no problems with Martin Spence's memo dated July 9, 2011.

Mr. Robert Geneslaw, Village Planner, read the minutes of the June 28, 2011 CDRC meeting (copy attached).

Mr. Martin Spence, Village Engineer, read his memo dated July 9, 2011 (copy attached).

Vice Chairman Burke made a motion to open the Public Hearing.

Amy Rappoport, 5 Kings Gate Road, Montebello, New York would like the Applicants to review the Village's list of approved trees for their replacement trees. Mrs. Rappoport believes that arborvitae is basically deer food.

Al Rubin, 6 Kings Gate Road, Montebello, New York stated that there was no flooding before the 40 approximate trees were removed on the Applicants property within the last 5 years. Mr. Rubin stated that he has in the past submitted pictures to the Village to show the extensive amount of flooding on the property.

Mr. Novie replied that he has pictures showing the opposite is true. Mr. Novie stated that he has never noticed any flooding when the trees are in bloom only occasionally in the winter.

Mr. Gdanski stated that they are before the Board to address the 3 trees removed with out a permit.

Member Golden clarified that it is not necessarily 3 additional trees that will need to be replaced, the Board will have to take a look at the diameter of the trees removed. Since the 3 trees removed were in a range of 12-24" so therefore the minimum replacements would be 36" and the maximum would be 72".

Member Iatropoulos would prefer trees other than Arborvitae and would like the applicants to review the Village's approved tree list.

Mr. Gdanski informed the Board that they have also discussed using red maples.

Member Iatropoulos would like applicant to plant trees that have the capabilities of absorbing water.

Member Ternquist questioned the placement of the 3 Birch trees on the property. Mr. Gdanski stated that they would be placed in the front. Mrs. Novie stated that Mr. Gdanski is incorrect and would like the 3 Birch tree place on the front side of the property.

Member Golden questioned the applicant on where the 3 trees were removed on the property. Mr. Gdanski stated that they were removed in the rear of the property. Member Golden stated that the mitigation needs to be in the rear of the property where the trees were removed.

Member Caridi questioned the Applicant on the amount, if any, of fill being imported.

Mr. Gdanski stated that the applicants will not be changing any grades to the property.

Vice Chairman Burke would like the applicants to review the approved tree lists and revise the remediation plan accordingly. Vice Chairman would also like to discuss the amount of trees to be planted.

Mr. Novie discussed his allergies to certain trees.

Mr. Gdanski suggested nine- 4" maples.

Andrew Sorbo, Landscape Solutions, stated that a 4" sugar maple would be about 20-25 feet tall.

Vice Chairman Burke believes that the varieties and species of the trees should be mixed.

Member Golden would like to see more than the total of 36" replaced since there were two offences from the applicant in which they removed trees without a permit.

Vice Chairman Burke stated that the Board needs to see a landscape plan with the 9 trees added to the plan.

Mr. Gdanski stated that he will speak to Mr. Spence in regards to the approved tree list and then submit a revised landscaping plan for the next Planning Board meeting.

Mrs. Novie objected to coming back to another Planning Board meeting and would like to come to a conclusion or resolution at this Board meeting.

Vice Chairman Burke informed Mrs. Novie that the Planning Board cannot come to a decision this evening because their Landscaping Plan is incomplete.

Vice Chairman Burke called a 5 minute recess so that the Applicant would confer with her engineer.

Mr. Gdanski stated that they would revise the plan and submit it for the next Planning Board meeting. Member Iatropoulos made a motion to adjourn the application and continue the Public Hearing of Brian Novie-Tree Removal to the next Planning Board meeting, August 9, 2011, seconded by Member Ternquist. Upon vote, the motion carried unanimously.

Perfect Cut/ Sakrani
3 Lety Lane
Tree Restoration

Mr. Emanuel explained that on May 12, 2011 trees were removed in excess of those allowed on a tree permit. As a result the Village revoked the tree removal license of Perfect Cut Tree Service as well as Violations to the Sakranis of 3 Lety Lane, Montebello, New York. Mr. Emanuel informed the Board that he attended a meeting at the Sakrani's home with the Sakranis, Perfect Cut, the Village Building Inspector and the Village Engineer in which a remediation was formed.

Member Iatropoulos made a motion to approve the resolution for tree restoration at 3 Lety Lane, Montebello, New York, seconded by Member Caridi. Upon vote, the motion carried unanimously.

Chairman Rubin read the resolution into the record:

RESOLUTION PB-10 OF 2011
APPROVING A TREE PLANTING PLAN
FOR SAKHRANI, 3 LETY LANE, MONTEBELLO

WHEREAS, an application has been made for approval of a tree planting plan by Arjan Sakhrani, Maya Sahkrani, and Dinesh Sakhrani, affecting land known as 3 Lety Lane, Montebello, New York, and designated on the Town of Ramapo Tax Map as Section 49.09, Block 1, Lot 15; and

WHEREAS, said application results from the removal of trees at the subject premises in excess of those allowed pursuant to a tree removal permit; and

WHEREAS, said removal also resulted in disciplinary action having been taken against the licensed tree removal company, Perfect Cut Tree Service, Inc.; and

WHEREAS, in the context of the disciplinary action against the licensee and the Justice Court action against the owners, a stipulation of settlement was reached with the Village, a copy of which is annexed hereto and made a part hereof, which stipulation includes a proposed tree remediation plan ("Remediation Plan"); and

WHEREAS, the Remediation Plan must be approved by this Board to be effective.

NOW, THEREFORE, BE IT RESOLVED, that the Remediation Plan submitted by Arjan Sakhrani, Maya Sahkrani, and Dinesh Sakhrani, affecting land known as 3 Lety Lane, Montebello, New York, and designated on the Town of Ramapo Tax Map as Section 49.09, Block 1, Lot 15, contained in the Stipulation of Settlement in the disciplinary action entitled, "In the Matter of the Appeal of PERFECT CUT TREE SERVICE, INC., From a Revocation of its License to Cut Trees in the Village of Montebello", a copy of which is annexed hereto and made a part hereof, and the schedules attached thereto, be and hereby is approved.

MOTION: Member Iatropoulos

SECOND: Member Caridi

Upon vote, the Resolution carried unanimously.

New Business

Member Ternquist made a motion to adjourn the meeting, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously. The meeting adjourned at 9:03 p.m.

Appendix:

VILLAGE OF MONTEBELLO
CDRC MINUTES

CDRC Meeting Date: **June 28, 2011**

Project Name: **23 ROBIN HOOD ROAD—THOMAS BIONDI**

Map Date: _____

Subdivision___ Site Plan_√_ Special Permit___ Sign Plan__ Wetlands Permit_____

Preliminary_____ Final_____ Informal Discussion _____ Tree Removal_____ARB_____

Application ready for Board? Yes_____ No_____

Last day for Board Decision: _____

SEQRA Status: _____

Professional Fees- (LL #3 of 1991)

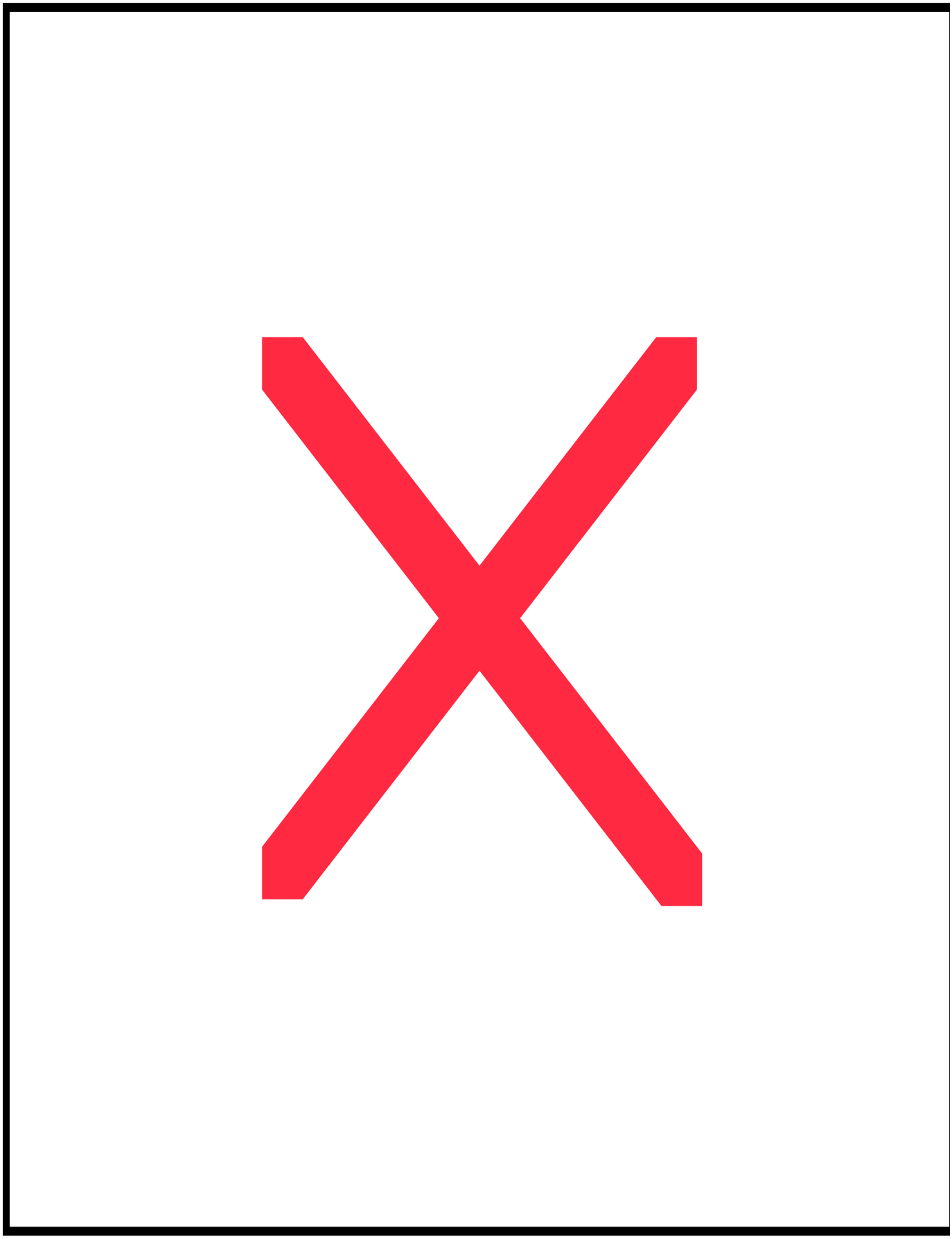
Date of Last Bill	Amount	Paid	Outstanding

FAILURE TO PAY OUTSTANDING FEES MAY RESULT IN THE DENIAL OF APPLICATION OR REFUSAL TO CONTINUE PROCESSING.

Remarks:

1. Add vicinity map.
2. Show Conservation Overlay Boundary.
3. Rename map title to "Conservation Overlay Site Plan".
4. Recommend removing information relating to land disturbance permit from map—not in Planning Board jurisdiction.
5. See Larry Picarello's memo dated 6/22/11 (copy enclosed).

Set escrow at $750 payable before the Planning Board meeting.



To: Village of Montebello Planning Board

From: Martin K. Spence, PE Village Engineer

Date: July 10, 2011

Re: **23 Robin Hood Road, Section 48.19 Block 1 Lot 1**
Conservation Overlay Site Plan Approval

We have received and reviewed the following:

- Narrative prepared by William D. Youngblood, PLS dated June 29, 2011
- Conservation Overlay Site Plan prepared by William D. Youngblood, PLS dated June 29, 2011

The application is before the Planning Board for approval due to the subject property being located within the Conservation Overlay Area and the proposed improvements.

We offer the following comments:

1. Applicant and Owner:
   Thomas Biondi
   23 Robin Hood Road
   Montebello, NY 10901

2. The property is approximately 220' wide and 194' deep and consists of 42,608 SF or 0.978 acres. The property is almost entirely within the Conservation Overlay Area due to nearby stream corridors with the exception of the NW corner of the property.

3. The site is currently improved with a single family dwelling, pool, driveway and decks area. The dwelling is approximately 40 years old.

4. Originally, the applicant submitted an application to provide topsoil at select areas to enhance the lawn areas. During inspection, it was determined that the applicant was performing other work such as regrading and extension of the patio pavers that would require additional permits including approval within the Conservation Overlay area. The applicant was issued a stop work order to resolve the issue as related to work within the Conservation Overlay area. A separate Land Disturbance Permit will be processed after the Planning Board process.

5. The proposed improvements consist of increasing the hardscape around the pool, the existing concrete area is being increased by concrete pavers. Additionally, the front wood steps are being replaced with masonry and a gas line is being relocated, (these improvements are generally maintenance items of the existing improvements).

6. The increase in impervious area is approximately 1,000 SF.

We offer the following Technical/Site Engineering comments at this time:

S-1. The applicant shall continue with the process and secure a Land Disturbance Permit based on final approvals.

S-2. The disturbed areas shall be stabilized with living vegetation.

END OF REPORT

c. Mr. Biondi, Applicant

VILLAGE OF MONTEBELLO
CDRC MINUTES

CDRC Meeting Date: **June 28, 2011**

Project Name: BRIAN NOVIE—TREE REMOVAL

Map Date: _____

Subdivision___ Amended Site Plan___ Special Permit___ Sign Plan___ Wetlands Permit__

Preliminary_____ Final___ Informal Discussion _____ Tree Removal__√_____

Application ready for Board? Yes_____ No_____

Last day for Board Decision: _____

SEQRA Status: _____

Professional Fees- (LL #3 of 1991)

Date of Last Bill	Amount	Paid	Outstanding

FAILURE TO PAY OUTSTANDING FEES MAY RESULT IN THE DENIAL OF APPLICATION OR REFUSAL TO CONTINUE PROCESSING.

Remarks:

1. Clarify proposed trees—Planning Board to review.
2. Arborvitae spacing distance should be indicated; 3-4 feet separation suggested.
3. Show location of berm.
4. See Larry Picarello's memo dated May 31, 2011 (copy enclosed).
5. Martin Spence to provide memo shortly.
6. Tree Law provides direction for tree replacement as to size.
7. Add vicinity map to drawing.
8. Public Hearing to be held.

To: Village of Montebello Planning Board

From: Martin K. Spence, PE Village Engineer

Date: July 9, 2011

Re: **50 West Gate Road, Section 40.19 Block 1 Lot 42**
Violation of Tree Removal Permit

We have received and reviewed the following:
- Application and Narrative prepared by Paul Gdanski, PE dated May 25,2011
- Plot Plan for Novie prepared by Paul Gdanski, PE dated 5/2/2011

Additionally on file is the following
- Tree Removal Permit Application (Permit No. T-10-80) applied for on July 15, 2010.

The application is presented to the Planning Board for it's consideration as a result of excessive tree removals and for the purpose of developing a tree remediation plan. The application was originally before the Board in September 2010 but after discussing that additional information was required by the Board prior to any complete review, the applicant did not resubmit until this recent filing.

The applicant was issued a Notice of Violation for (3) three tree removals in excess of the permit allowance.

The applicant had applied to the Village for removal of eighteen (18) trees on the subject property. Based on our review and site inspection a tree removal permit was issued approving eleven (11) trees based on the following criteria:
- Three (3) trees to be removed as of right, one tree per 10,000 SF of lot area (176-6B(3))
- Eight (8) trees to be removed based on field inspection showing dead or imminently dead or endangering public safety (176-6B(2)).

Total trees approved to be removed = 11. Survey plan was marked identifying the eight trees which qualified to be removed due to (176-6B(2)). The other three (3) trees by right would be based on the owners decision of what three (3) trees selected to be removed.

Trees that were removed were located along the east and south side of the dwelling.

Stumps that were observed showed a range of trees generally in the 12" to 24" diameter range. A total of 14 stumps were observed, 3 trees removed in excess of permit allowance.

We offer the following comments:

7. Applicant and Owner:
   Mr. and Mrs. Novie
   50 West Gate Road
   Montebello, NY 10901

8. The property is somewhat a rectangle shaped lot consisting of 37,461 SF or 0.86 acres. A twenty foot wide sanitary sewer easement is located along the east property line. An inground pool is located in the rear yard.

9. The rear lot area consists of an open area (resulting from tree loss) with localized undulations and historical disturbance. .

10. The tree removal work was performed by Perfect Cut Tree Service Inc, Pomona, NY.

11. The Plot Plan shows minimal grade changes. The concrete patio around the pool is shown to be replaced by pavers.

12. The proposed landscaping consists of 14 (5' high) arborvitaes and 3 (2.5" to 3") white birches. It is noted that most of the tree losses were located within the rear yard and specifically were of hardwood type trees providing a canopy. The proposed arborvitae is generally used as a hedge. The birch trees are proposed to be planted along the front property line and generally are not a common type of street or canopy tree. The trees that were removed provided a greater scaling of the property and canopy. A successful mitigation plan would provide some immediate scaling/canopy for the site and provide for some long term growth.

13. A minimum of 36" combined caliper tree loss resulted. Based on the Chapter 176-7(D) the compensatory planting plan shall replace in kind and may require multiple trees due to the practicality of planting large caliper trees (above 8").

We offer the following Technical/Site Engineering comments at this time:

S-1. The arborvitae as shown on the plan will have excessive gaps between plantings and may never provide a desirable screening effect. The Arborvitae should be spaced approximately 3' to 3.5' apart. The arborvitae should be a deer resistant variety and be verified by a landscape expert.

S-2. Plan provides a detail of a berm and piping through the berm, we do not see this location on the plan and recommend its elimination. Berm and piping may alter natural runoff patterns.

S-3. Clearly show proposed birch locations. Icons are difficult to interpret locations.

S-4. Plot plan shows a 2' high wall, where the detail shows a 4' maximum high wall, revise detail to show 2' high maximum.

S-5. It is recommended that deciduous trees be planted at the rear yard and most be in the 4" to 6" caliper range at time of planting. Consistent with the Local Law a minimum total of 36" combined caliper shall be planted. The large size diameter would provide for immediate scaling of the area with some smaller diameter 2" to 3" to provide longer term mitigation.

S-6. Provide key map on drawing.

S-7. A swale detail is showed on the plan, where the plot plan does not show its locations. No new drainage patterns should be created on the property. Remove detail from plan if not clearly shown on plot plan.

S-8. Quantify soil to be removed. No soil (including topsoil) is proposed to be imported.

S-9. Plan shall be revised to reflect title "Compensatory Planting Plan"

S-10. The proposed site work (regrading and land disturbance) shall be subject of a separate Land Disturbance Permit to be secured by the applicant.

A revised plan should be submitted as part of any final review/approvals.

END OF REPORT

d. Mr. and Mrs. Novie