

**October 31, 2023**

Mr. Robert Luntz, Chairman  
Village of Croton-on-Hudson Planning Board  
Municipal Building  
1 Van Wyck Street  
Croton-on-Hudson, New York 10520

**Re:    *Amended Minor Site Plan***  
***118 Scenic Drive West***

Dear Chairman. Luntz and Members of the Planning Board,

Enclosed please find the following materials in support of the amended minor site plan application for  
***118 Scenic Drive West:***

1. Eight (8) copies of this cover letter.
2. Eight (8) copies of Amended Site Plan.
3. Eight (8) copies of tree photos.
4. Amended Minor Site Plan Application Fee in the amount of \$275.00.
5. Two (2) copies of the Planning Board Application.

This project received Minor Site Plan approval on January 17, 2023 for the construction of a single-family residence on an existing 25,055 square foot vacant parcel at 118 Scenic Drive West to be served by municipal water and private sewer. The property is zoned RA-25 and is Lot 36A of the previous Murphy / Magram Subdivision.

The approval envisioned that there would not be any tree removal, specifically along the eastern portion of the property facing the Scenic Ridge development. The architecture for the house was revised to be narrower in an attempt to save several trees along the side of the new house. However, after having the house staked out by the surveyor, we met on site with the contractor to go over the tree situation. It was determined that seven trees should be removed and a new planting plan should be prepared.

The concern is that the tree root zones will be damaged which may kill the trees and since the trees are very tall, the potential for trees falling is greatly increased. Also, the trees provide very little screening, and the screening is from the tree trunks only. Please see tree photos submitted herein.

There is a total of seven trees to be removed and include 1 maple, 1 locust and 5 pine trees. We are proposing to plant 6 white pines, 2 white spruce and 3 blue spruce in their place. These trees will provide more screening than currently exists. See amended Site Plan.

Should you have any questions or require additional information, please contact me at the above number. Thank you for your time and consideration with this matter.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'Keith Staudohar', written over a series of horizontal lines.

Keith Staudohar  
Project Engineer

enclosures

cc: Andrew Murphy and Jeanne Magram, Applicant/Owner via email

*Murphy-Croton PB-118 Scenic Drive-amended site plan submission-20231031*