

CORRESPONDENCE



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September 9, 2016

Ms. Jo-Ann Dyckman, Town Clerk
Town of Cortlandt
Town Hall
1 Heady Street
Cortlandt Manor, New York 10567-1254

Re: Cortlandt Pitch
2226 Crompond Road
Town of Cortlandt, Westchester County
Tax Map#: 34.06-1-20
DEP Log#: 2016-CNC-0475-SQ.1

Copies 7 Planning Board

..... Town Board

..... Zoning Board

..... Legal Dept.

..... DOTS Director

..... C.A.C.

..... A.R.C.

..... Applicant

..... David Skornitz, Esq.

..... Jerry Schwilke, P.E.

Sent 9/12/16

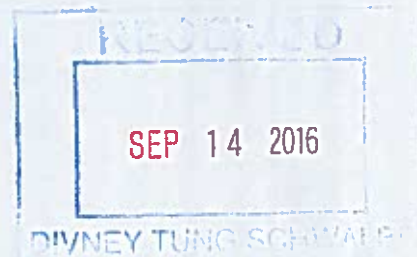
Dear Mr. Dyckman and Members of the Town Board:

The New York City Department of Environmental Protection (DEP) has reviewed the Town of Cortlandt Town Board's (Board) Notice of Intent to act as Lead Agency and Long Environmental Assessment Form (EAF) for the above-referenced project. DEP does not object to the Board acting as Lead Agency for the Coordinated Review of the proposed action pursuant to the New York State Environmental Quality Review Act (SEQRA).

The project site is partially located in the New Croton Reservoir drainage basin of New York City's Watershed. New Croton Reservoir is phosphorous restricted; therefore, water quality impacts to the reservoir from pollutant laden runoff must be avoided or mitigated.

The proposed action involves the construction of a new 67,700 sq. ft. indoor/outdoor sport recreational facility to include 200 parking spaces, a new site access off of Maple Row and a new right turn lane from Crompond Road. The facility is to be served by municipal water and an on-site subsurface septic treatment area (SSTS).

At this time, DEP is unable to determine its status as that of an involved or interested agency. The review and approval of a Stormwater Pollution Prevention Plan (SWPPP) by DEP pursuant to Section 18-39 of the *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations) may be required as outlined below. In addition, DEP may also have review and approval authority for the subsurface septic treatment system (SSTS) pursuant to Section 18-38 of the Watershed Regulations and the Delegation Agreement with the Westchester County Department of Health.



Based upon the review of the submitted documents, DEP respectfully submits the following comments for your consideration:

1. The following discrepancies have been identified in the EAF and should be revised accordingly:
 - Part 1.B lists the County Health Department as having jurisdictional review over the onsite sanitary disposal, yet according to DEP's mapping system, it appears that the parcel is in the sanitary sewer district. Please have the project sponsor provide clarification.
 - The EAF indicates that USACOE jurisdiction is TBD. Please have the project sponsor provide clarification.
2. The Conceptual Plan does not identify a location for the proposed septic treatment area. This is critical for such a large system that proposes to treat between 2,000 and 4,000 gallons of flow per day (gpd). It is essential that soil testing be done early in the SEQRA process, and the results distributed to involved agencies for review to verify that suitable soils exist to provide septic treatment.
3. As mentioned above, it is not clear whether thresholds for DEP review and approval of a SWPPP will be met for the portion of the project within NYC's Watershed, pre- or post-development. Pursuant to Section 18-39(b) Watershed Regulations titled "Stormwater Pollution Prevention Plans, the following activities require DEP approval of a SWPPP:
 - A land clearing or land grading project, involving two or more acres, located at least in part within the limiting distance of 100 feet of a watercourse or wetland...or on a slope exceeding 15 percent;
 - Construction of a new commercial or institutional impervious surface in the post development watershed totaling over 40,000 square feet.

As such, the project sponsor is advised to provide the following information:

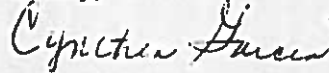
- A. A tabulation of the total area, both on and off site that will discharge into the watershed post construction. For example, if the proposed stormwater management system located on the north and east sides of the proposed building will discharge in the watershed, all areas tributary to this practice, whether or not they are currently in the watershed, will become part of the watershed.
- B. A tabulation of the amount of impervious area that will discharge to the watershed post construction. This should include all impervious surfaces proposed for initial parking, land-banked parking, buildings, roads, road widening, sidewalks and any other impervious surfaces anticipated on or off site as a part of this action.
- C. Identify any areas of slopes 15% or greater that will be disturbed both on and offsite.

D. A tabulation of both pre- and post-development soil disturbance that are and will ultimately occur in NYC's Watershed.

4. It is unclear what type of stormwater treatment and management is proposed or to what receiving waters the system will discharge. The soils in the vicinity of the proposed system are Woodbridge, which typically exhibit high seasonal groundwater. In fact, all soil types identified on site are generally known for seasonally high groundwater. Stormwater infiltration practices are generally not feasible in these soils and there may be very limited capacity above seasonally high groundwater available for treatment or storage of stormwater runoff. It is recommended that the applicant provide results of soil testing to demonstrate the suitability of the area for stormwater management. Further, the applicant should indicate to what stormwater drainage system or watercourse/wetland the system will discharge and provide sufficient information verifying that the drainage system and receiving waters can support the increases in volume.
5. The plan proposes conversion of a site that is predominantly meadow and brush to impervious surfaces and maintained playing fields. An assessment of the pre- and post-development pollutant loading is appropriate as part of the SEQRA review. The applicant should demonstrate to what extent the proposed stormwater management system can reduce post construction loading so that the involved agencies can assess the potential increases in loading and impacts that can be anticipated from the proposed action.
6. It does not appear that any stormwater treatment is proposed for the new road that is to provide access. Stormwater runoff from the new access road should be included in an appropriate design practice.
7. It is recommended that the project sponsor contact DEP to schedule a watercourse delineation so that the presence of watercourses, on or adjacent to the site, that may impact DEP's regulatory authority can be identified. The applicant's representative may contact Andreea Oncioiu at (914) 773-4411 to make arrangements.
8. More information should be provided on the "two small wetlands" totaling almost 0.5 acre that will be filled as a result of the proposed action. Their locations should be shown on the conceptual plan so that DEP can confirm whether any portion of the wetlands are located within NYC's watershed. Please note that NYS-regulated Wetland A-35 is located east and up-gradient of the project site. Moreover, the EAF indicates that these wetlands are degraded from prior construction on the site and that replacing them with impervious surfaces will improve on site conditions during stormwater events. Hydrologic data should be provided to support this assertion.
9. The conceptual plan indicates proposed planting of a few trees in the parking lot as well as some screening vegetation along boundaries with the school and other adjoining landowners. No species list was provided for review. It is recommended to retain as many trees on the site as practicable, and to use native trees and shrubs for landscaping and screening to the extent practicable. It is also recommended to consider the use of native plants to enhance stormwater mitigation on the site.

DEP submits this letter to you as lead agency as part of a coordinated SEQRA review. It is recommended that the applicant provide additional information prior to issuance of a determination by the lead agency. Thank you for the opportunity to provide comments. You may reach the undersigned at cgarcia@dep.nyc.gov or (914) 773-4455 with any questions or if you care to discuss the matter further.

Sincerely,



Cynthia Garcia, Supervisor
SEQRA Coordination Section

C: D. Whitehead, NYSDEC
F. Beck, WCHD
E. Burroughs, WCPD
Divney, Tung & Schwalbe

September 13, 2016

Mary P. Galasso
Associate Project Manager
New York City Department of Environmental Protection
465 Columbus Avenue
Valhalla, New York 10595

Via E-mail (on 9/13)

Re: Cortlandt Pitch - Stormwater Review
Cortlandt, Westchester County

Dear Ms. Galasso,

We hereby provide conceptual drainage plans for your initial review of NY Indoor Sports, Inc.'s Cortlandt Pitch Project located at 2226 Crompond Road in the Town of Cortlandt. The 6.32-ac parcel is located on the border of the NYC Watershed, with a portion of the Project Site draining to the East of Hudson Watershed (EOH). The Proposed project includes construction of a 56,550-sf building footprint for indoor soccer/multi-use fields and ancillary uses, as well as 175 parking spaces, 50 of which will be land banked for use on limited peak tournament days. The project also includes provisions for a future outdoor turf field. NYSDOT right-of-way land, which extends between Crompond Road and the parcel, will be used for driveway access to the Site and a connection to the existing Bowling Alley site located to the Southwest. NYSDOT has requested that a driveway connection be made at Maple Row which currently has a traffic signal at Route 202. Please see attached Conceptual Site Plan.

Within the 11.3-ac stormwater study area, the majority of the Site currently drains off-site to the north through two discharge points (DP 1 and 2), which drain towards Gregory Pond and eventually the Hudson River. A portion, approximately 3.46-acres, drains east to a brook that

flows easterly across Maple Row, ultimately discharging to the New Croton Reservoir. Figure SWM-1 shows existing drainage conditions for the Site. Existing discharge points will be maintained under proposed conditions. All impervious area on-site will be conveyed to DP-2, limiting the impervious area in the EOH Watershed to 0.26-ac driveway access within the ROW. Please refer to the table below for a summary of existing and developed drainage conditions by discharge point:

DP		Existing (ac)	Proposed (ac)	Delta (ac)
1	<i>Impervious</i>	0.05	0.09	0.04
	<i>Pervious</i>	1.18	1.31	0.13
	<i>Total</i>	1.23	1.40	0.17
2	<i>Impervious</i>	0.43	3.28	2.85
	<i>Pervious</i>	6.14	4.63	-1.51
	<i>Total</i>	6.57	7.91	1.34
3 (EOH)	<i>Impervious</i>	0.09	0.26	0.17
	<i>Pervious</i>	3.37	1.69	-1.68
	<i>Total</i>	3.46	1.95	-1.51

There is currently no detention or water quality measures on site. The proposed development will be mitigated through the use of vegetated swales, bioretention filters with underdrains, and underground detention pipes to reduce the runoff volumes and to maintain peak runoff rates at or below existing conditions. Refer to Figure SWM-2 for a conceptual drainage plan.

Access to the site has undergone initial review with NYSDOT, supported by a Traffic Impact Study completed by AKRF, in order to determine the driveway access shown on the plans as recommended by DOT. The plan will include right-in and right-out only turns at the existing driveway location and right-out to Maple Row for access to a signaled intersection so as to provide safe left-turns onto Route 202. Access to Maple Row will require crossing 32 feet of roadway over an existing watercourse. A total of approximately 0.07-ac of paved roadway lies within 100-feet of the watercourse. A wetland study completed by Paul J. Jaehnig indicated that the wetlands identified, as surveyed and shown on the plans, within the limit of disturbance have been previously disturbed.

The applicant has filed a petition with the Town Board to rezone the property from R-20 to Community Commercial. The project is in the early stages of review. We respectfully request your

initial comments on the proposed plans, and look forward to working with you during the review of this project.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP

Michelle Grossman

Enclosure

cc: Martin Russo, NY Indoor Sports, Inc.
Michael Cunningham, Zarin & Steinmetz
File 802

September 13, 2016

Mary P. Galasso
Associate Project Manager
New York City Department of Environmental Protection
465 Columbus Avenue
Valhalla, New York 10595

Via E-mail (on 9/13)

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Very truly yours,

DIVNEY TUNG SCHWALBE, LLP

Michelle Grossman

Enclosure

cc: Martin Russo, NY Indoor Sports, Inc.
Michael Cunningham, Zarin & Steinmetz
File 802



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

April 19, 2017

Ms. Jo-Ann Dyckman
Town Clerk
Town of Cortlandt
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567-1254

Re: DEC
Cortlandt Pitch - NY Indoor Sports
2226 Crompond Rd., Cortlandt, NY
16PR05886

Dear Ms. Dyckman:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Michael F. Lynch, P.E., AIA
Director, Division for Historic Preservation



Date: 04/19/2017

Staff: Lorraine Weiss

USN Number: 11902.000149

Name: 2226 Crompond Rd., Cortlandt

Location: 2226 Crompond Rd., Cortlandt NY

Resource Status:

1. **Determination:** Not Eligible
2. **Contributing:** False

Criteria for Inclusion in the National Register:

- A. ☐ Associated with events that have made a significant contribution to the broad patterns in our history.
- B. ☐ Associated with the lives of persons significant in our past.
- C. ☐ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

Summary Statement:

View and/or Address a Response

Project 16PR05886: Cortlandt Pitch - NY Indoor Sports (5OABX14PNRLG)

 View Project

Please accept the following information below as the consolidated response from NYS SHPO for the above referenced submission.

Review Responses

Reviewer	Review Type	Response
Lorraine Weiss	Survey and Evaluation	In order for SHPO to complete our evaluation of the historic significance of all buildings/structures/districts within or adjacent to your project area, we need further information. Please review the specific information request(s) below and click the Process button to respond to each request.

Information Requests

Process Status	Reviewer	Review Type	Request Type	Request Entity	Request Item	Request Description
 Information Requested	Lorraine Weiss	Survey and Evaluation	Request a New Attachment or Photo for an Existing USN	2226 Crompton Rd., Cortlandt (11902.000149)	Photo	We have not previously evaluated the buildings on the site for National Register eligibility. As requested on 8-24-16, please provide original photos of the main elevations of existing buildings on the site (not from online sources) and date(s) of construction. Use the process button to upload images. In addition, photos, dates of construction, and a map of existing structures on the site should be included in Section I of the Scope of Studies. PLEASE USE OUR ONLINE SYSTEM FOR ALL FURTHER PROJECT SUBMISSIONS. Contact Lorraine Weiss with any questions at 518-268-2129 or lorraine.weiss@parks.ny.gov. Thank you



TOWN OF CORTLANDT

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1 HEADY STREET
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(914) 734-1020 – FAX: (914) 734-1102
townofcortlandt.com

JO-ANN DYCKMAN
TOWN CLERK

February 1, 2017

Ruth L. Pierpont, Director, Field Services Bureau
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island, P.O. Box 189
Waterford, New York 12188-0189

RE: Application for proposed Zoning Map change for property located at 2226 Crompond Road (Route 202) from R-20, Residential to CC, Community Commercial and for a Zoning Text Amendment to define Physical Fitness Facility for the proposed Cortlandt Pitch Site Plan.

Dear Ms. Pierpont,

Please find enclosed herewith the adopted Scope of Studies for the expanded Part III EAF for the above referenced project. The Town Board adopted the Scope on January 27, 2017.

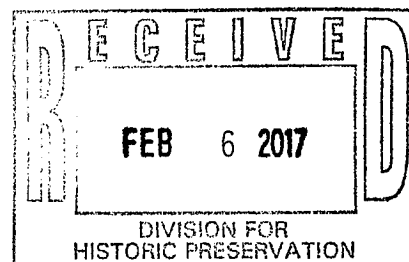
If you have any questions concerning this application please contact my office.

Sincerely,


Jo-Ann Dyckman
Town Clerk

JD/CRK/crk
enclosures
cc: w/out encs.

Linda D. Puglisi, Town Supervisor
Members of the Town Board
Thomas Wood, Esq., Town Attorney





TOWN OF CORTLANDT

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JO-ANN DYCKMAN
TOWN CLERK

Scanned

August 12, 2016

Ruth L. Pierpont, Director, Field Services Bureau
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island, P.O. Box 189
Waterford, New York 12188-0189

RE: Application for proposed Zoning Map change for property located at 2226 Crompond Road (Route 202) from R-20, Residential to CC, Community Commercial and for a Zoning Text Amendment to define Physical Fitness Facility for the proposed Cortlandt Pitch Site Plan.

Dear Ms. Pierpont,

Please find enclosed herewith a Petition for Zoning Map and Text Amendments, a conceptual site plan, the Full EAF, deed and survey for the above referenced application. This information is referred to the NYS OPRHP for coordinated review and Lead Agency determination as required by 6 NYCRR Part 617.6. The Town of Cortlandt Town Board declared their intent to be Lead Agent at their meeting on July 19, 2016. Pursuant to SEQR please submit any written comments to the Cortlandt Town Board within the next thirty (30) days.

If you have any questions concerning this application please contact my office.

Sincerely,

Jo-Ann Dyckman
Jo-Ann Dyckman
Town Clerk

JD/CRK/crk
enclosures
cc: w/out encs.

Linda D. Puglisi, Town Supervisor
Members of the Town Board
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