

Right to Know / FOIL

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Victor Sapienza
Acting Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
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prush@dep.nyc.gov

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Copies 1 Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... John Swaine, Esq.
..... Tim Garry, P.E.
Sent 3/31/17

March 29, 2017

Ms. Loretta Taylor, Chairperson
Town of Cortlandt Planning Board
Town Hall
1 Heady Street
Cortlandt Manor, New York 10567-1254

Re: **Tomas Tinoco**
439 Yorktown Road
Town of Cortlandt, Westchester County
Tax Map#: 56.19-1-6.1
DEP Log#: 2008-CNC-1387-SQ.1

Dear Ms. Taylor and Members of the Planning Board:

The New York City Department of Environmental Protection (DEP) has received the Public Hearing Notice for the above referenced project.

The project site is located in the New Croton Reservoir drainage basin of New York City's Watershed, and the proposed action involves parking trucks and the storage of utility materials including utility poles, transformers, etc. for Northline Utilities on the above referenced parcel.

Based upon the review of the documents received - correspondence to the Planning Board and Site Development Plan both prepared by Cronin Engineering, and dated February 22, 2017, DEP offers the following:



1. DEP requested in its January 12, 2017 response letter to the Town Engineer that the 300' limiting distance as measured from the reservoir spillway elevation of the New Croton Reservoir be shown on the site plan. Accordingly, the Site Development Plan has since be revised and shows the 300 foot setback as requested.
2. When the Environmental Assessment Form (EAF) was originally circulated to DEP in December of 2016, it was DEP's understanding that the "contractor's yard," as noted in the project description would be for the storage of new equipment. However, according to the most recent submission, it is now understood that the storage of equipment includes "older transformers" that contain waste oil. As such, the proposed Northline Utilities contractor's yard meets the definition of a solid waste management facility as defined in Section 18-16 (105) 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).

Furthermore, Section 18-41 of the Watershed Regulations prohibits the siting of a solid waste management facility within 1000 feet of a reservoir. Since the proposed action is well within 1000 feet of the reservoir, as shown on the Site Development Plan, this activity would be prohibited.

3. According to the letter from Cronin Engineering, an infiltration trench is being provided for stormwater management. This area may be considered a hot spot in accordance with the NYS Stormwater Management Design Manual and, as such, infiltration would not be appropriate.

Moreover, the site plan also indicates the predominant soil type on site are Udorthents, which are classified as moderately drained. The detail for the proposed drainage cutoff trench shows that it is lined with filter fabric and will accommodate 25% of the water quality volume. Typically for redevelopment sites, a stormwater management practice is sized for the runoff from the area tributary to the practice, not a portion of that runoff, thus it may be undersized as per Chapter 9 in the Design Manual. Furthermore, the filter fabric type should be specified in order to demonstrate that the trench will function as intended.

Thank you for the opportunity to provide comments. You may reach the undersigned at cgarcia@dep.nyc.gov or (914) 749-5302 with any questions or if you care to discuss the matter further.

Sincerely,

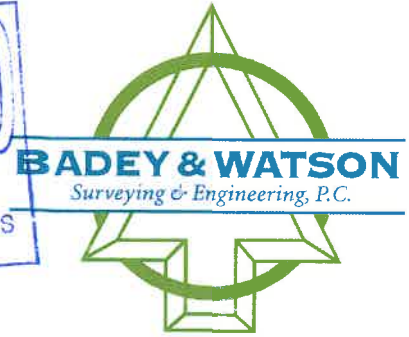
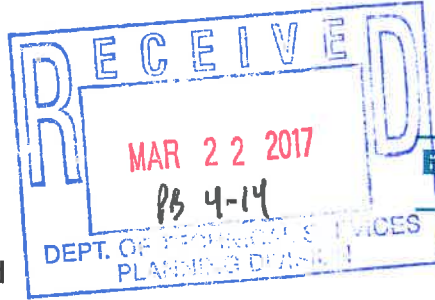


Cynthia Garcia
Supervisor
SEQRA Coordination Section

C: C. Kehoe, AICP, Town Planner
M. Preziosi, P.E., Director of Technical Services
J. Keelser, P.E., DEP Regional Manager

March 22, 2017

Ms. Loretta Taylor, Chairperson
Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567



Re: Abee Rose Subdivision
Maple Avenue, Hilltop Drive
Mongoose Inc.
Cortlandt Manor, NY
TM #45.14-3-1, 45.15-1-1, & 45.10-2-1

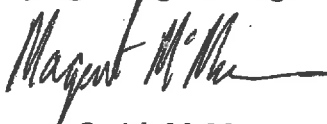
Dear Chairperson Taylor and Board Members,

To further advance the Abee Rose Subdivision we submit for review two copies of the Preliminary Stormwater Pollution Prevention Plan along with two full size sets of plans. Additionally, enclosed are twelve sets reduced size plans for the planning board.

Please place this item on the next available planning board agenda at which time we would like to discuss the completeness of the application.

Thank you for your continued attention to this project.

Yours truly,
BADEY & WATSON,
Surveying & Engineering, P.C.

By, 
Margaret Smith McManus
Senior Project Engineer

MSM/bms
Enc

cc: Jay Russ, Mongoose, Inc.
Fred Wells, Tim Miller Associates
John Marwell, Shamberg Marwell & Hollis

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