

Right to Know / FOIL

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WHEREAS, Alan Pregno and Ronald and Sandra Bugara submitted an application for approval of a lot line adjustment between two existing lots pursuant to Section 265-13-D of the Town of Cortlandt Subdivision Regulations, and

WHEREAS, Alan Pregno is the owner of 634 Cardinal Road designated as Section 34.14, Block 1, Lot 13, with an existing residence and Ronald & Sandra Bugara are the owners of an adjacent parcel located at 632 Cardinal Road, designated as Section 34.14, Block 1, Lot 14 also containing an existing residence, and

WHEREAS, submitted with this application is a drawing entitled "Lot Line Adjustment Map prepared for Alan Pregno and Ronald and Sandra Bugara" prepared by Erik Link, P.L.S. dated May 5, 2016, and

WHEREAS, the proposal is to transfer approximately 4,250 sq. ft. from Lot 13 to Lot 14 thereby decreasing Lot 13 from 231,200 sq. ft. sq. ft. to 226,950 sq. ft. and increasing Lot 14 from 21,750 sq. ft. to 26,000 sq. ft., and

WHEREAS, the said conveyance neither creates any additional lots, nor decreases or increases the subject lot areas by more than 20% and will not decrease or increase the subject lots by more than 20,000 square feet of its original lot area, and

WHEREAS, the subject properties are zoned R-20, Single-Family Residential, and

WHEREAS, the application is considered a Type II action pursuant to the Article 8 of the New York State Environmental Conservation Law and Type II actions are not subject to SEQR review and the proposed action will have no significant adverse environmental impact, and

NOW THEREFORE, BE IT RESOLVED, the Planning Board determines that the said conveyance will not adversely affect the public health, safety and welfare of the immediate neighborhood or general community, and

BE IT FURTHER RESOLVED, that the Planning Board **approves** said proposed lot line adjustment subject to the following conditions:

CONDITIONS AND MODIFICATIONS:

1. **File Corrected property Deeds to be executed and recorded in the Westchester County**

Clerk's office, with proof of recording of same within 60 days of this approval, to the satisfaction of the Director of Technical Services and the Town Legal Department.

2. Submit an electronic version of the Lot Line Adjustment map in AutoCAD format to the satisfaction of the Director of Technical Services. The Town's preferred datum is NY State Plane NAD-83, NAVD-88.

3. Either remove the existing sheds, demonstrate that the existing sheds located on the lands to be conveyed to Ronald and Sandra Bugara meet existing zoning or obtain any necessary area variances from the Zoning Board of Appeals.

TO BE CONSIDERED FOR ADOPTION: JULY 5, 2016

**TOWN OF CORTLANDT
PLANNING BOARD
PB 6-16**

DRAFT

RESOLUTION NO. 15-16

WHEREAS, Edward & Anna Wyganowski and Christina DeLuca & Michelle Ocasio submitted an application for approval of a lot line adjustment between two existing lots pursuant to Section 265-13-D of the Town of Cortlandt Subdivision Regulations, and

WHEREAS, Edward & Anna Wyganowski are the owners of 178 Cortlandt Street designated as Section 55.17, Block 1, Lot 41, with an existing residence and **Christina DeLuca & Michelle Ocasio** are the owners of an adjacent parcel located at 3 Crugers Avenue, designated as Section 55.17, Block 1, Lot 40 also containing an existing residence, and

WHEREAS, submitted with this application is a drawing entitled "Map Showing Proposed Lot Line Revision prepared for Edward & Anna Wyganowski and Christina DeLuca & Michelle Ocasio" prepared by Robert E. Baxter, PLS latest revision dated April 26, 2016 , and

WHEREAS, the proposal is to transfer approximately 1,306 sq. ft. from the DeLuca/Ocasio parcel (3 Crugers Ave.) to the Wyganowski Parcel (178 Cortlandt Street) thereby decreasing the DeLuca/Ocasio Parcel, Lot 40, from 11,500 sq. ft. to 10,194 sq. ft. and increasing the Wyganowski Parcel, Lot 41, from 6,537 sq. ft. to 7,843 sq. ft., and

WHEREAS, the said conveyance neither creates any additional lots, nor decreases or increases the subject lot areas by more than 20% and will not decrease or increase the subject lots by more than 20,000 square feet of its original lot area, and

WHEREAS, the subject properties are zoned R-20, Single-Family Residential, and

WHEREAS, the application is considered a Type II action pursuant to the Article 8 of the New York State Environmental Conservation Law and Type II actions are not subject to SEQR review and the proposed action will have no significant adverse environmental impact, and

NOW THEREFORE, BE IT RESOLVED, the Planning Board determines that the said conveyance will not adversely affect the public health, safety and welfare of the immediate neighborhood or general community, and

BE IT FURTHER RESOLVED, that the Planning Board **approves** said proposed lot line adjustment subject to the following conditions:

(continued on page 2)

CONDITIONS AND MODIFICATIONS:

- 1. File corrected property deeds to be executed and recorded in the Westchester County Clerk's office, with proof of recording of same, within 60 days of this approval, to the satisfaction of the Director of Technical Services and the Town Legal Department".**
- 2. Submit an electronic version of the Lot Line Adjustment map in AutoCAD format to the satisfaction of the Director of Technical Services. The Town's preferred datum is NY State Plane NAD-83, NAVD-88.**
- 3. The applicant(s) are required to obtain area variances from the Zoning Board of Appeals for lot area.**

TO BE CONSIDERED FOR ADOPTION: JULY 5, 2016

**TOWN OF CORTLANDT
PLANNING BOARD
PB 5-14**

DRAFT

RESOLUTION NO. 16-16

WHEREAS, a letter and sketch plan dated April 13, 2016 was submitted by Glenn Griffin of Hilltop Nursery and Garden Center requesting Planning Board approval for a seasonal farmer's market and for the paving of the site driveway at the Hilltop Nursey and Garden Center located at 2028 Albany Post Road, and

WHEREAS, the subject property of 2.75 acres is located at the west side Albany Post Road (Route 9A) northwest of the Route 9 southbound entry ramp and is designated on the Town of Cortlandt Tax Maps as Section 67.6, Block 1, Lot 5, and

WHEREAS, a site plan approving the use as a Garden Center was approved by the Planning Board on June 3, 2008 by Resolution 31-08 and amendments to the site plan were approved by Resolution 5-13 adopted on January 8, 2013 and Resolution 33-14 adopted on December 2, 2014, and

WHEREAS, Mr. Griffin is requesting approval for a maximum of 10 vendors at a seasonal farmer's market between the months of June and October, and

WHEREAS, the Planning Board reviewed proposed locations of the vendors and determined that they should be located in the lower nursery stock area and not in and around the existing parking lot, and

WHEREAS, Mr. Griffin also requested the paving of the site driveway due to the fact that the current gravel and dirt driveway produces a lot of dust and is a detriment to his customers, and

WHEREAS, the paving of the site driveway may cause a change in the drainage patterns and improvement and modifications to the drainage leaving the site will be subject to the approval of the Director of Technical Services.

NOW THEREFORE BE IT RESOLVED, that the request of Glenn Griffin for approval of a seasonal farmer's market and the paving of the site driveway be approved subject to the following conditions.

CONDITIONS AND MODIFICATIONS:

- 1) Submit a revised sketch plan showing a maximum of 10 vendors to be located in the lower nursery stock area.**

(continued on page 2)

- 2) Obtain a NYSDOT Work Permit for all work proposed in the NYSDOT right-of-way.**
- 3) The applicant shall demonstrate to the satisfaction of the Director of Technical Services that there will be no adverse impacts to down stream neighbors based on the proposed drainage improvements.**
- 4) The applicant is required to submit a written report to the Planning Board and appear at the November 1, 2016 meeting to review with the Planning Board the operation of the farmer's market.**

TO BE CONSIDERED FOR ADOPTION: JULY 5, 2016

RALPH G. MASTROMONACO, P.E., P.C.
Consulting Engineers
13 Dove Court, Croton-on-Hudson, New York 10520
Tel: (914) 271-4762 Fax: (914) 271-2820

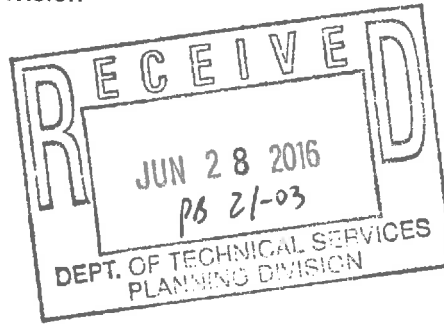
Civil / Site / Environmental

www.rgmpepc.com

Chris Kehoe, Deputy Director
Department of Technical Services, Planning Division
Town Hall
1 Heady Street
Cortlandt Manor, New York 10567

June 28, 2016

Re: 2005 Albany Post Road
Section 67.06, Block 3 Lot 9
Foodtown / Nida Associates, Inc.



Via email
* possible addition to
the agenda

Dear Chris:

Please find attached renderings of the Foodtown front façade.

The owners wish to modify the store's roof to show only one peaked, gable end instead of the 5 peaks approved by your Board recently.

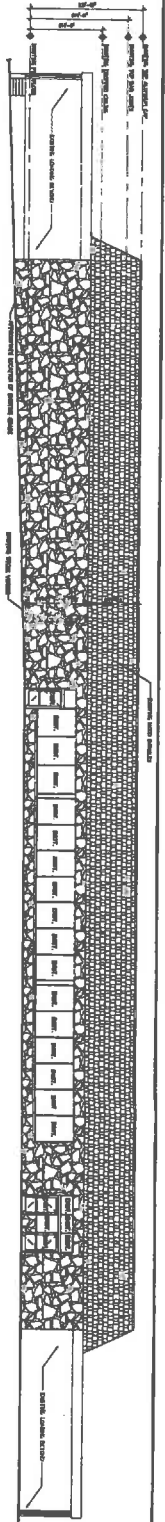
We are requesting the Planning Board's approval of to modify the original approval to construct only the improvements to the right side of the building, as shown.

Please place this matter on the agenda of the July 5, 2016 meeting of the Planning Board for discussion.

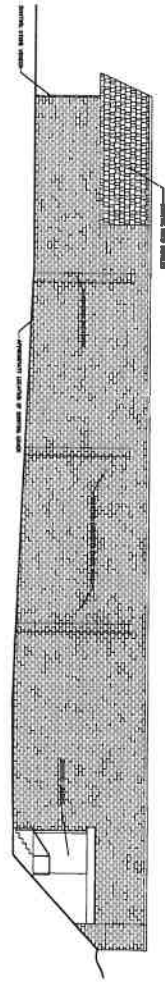
Sincerely,

Ralph G. Mastromonaco

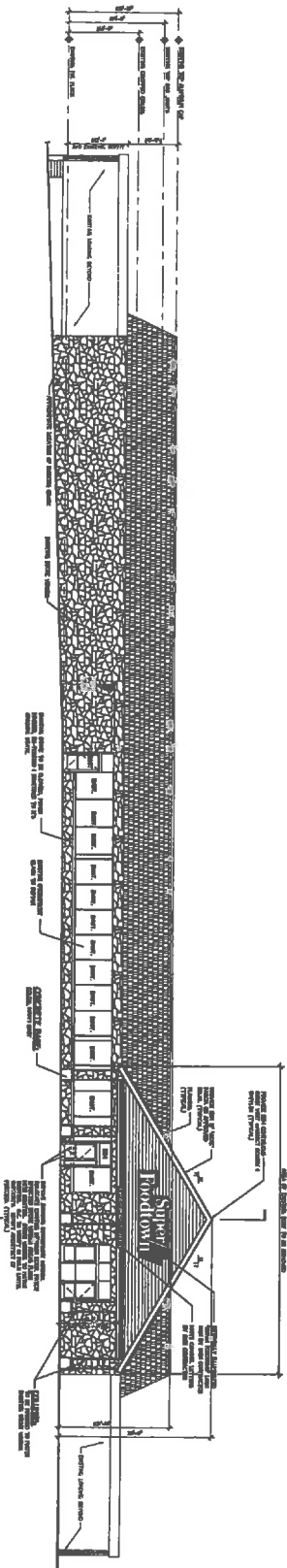
Copies ⁷..... Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 6/30/16



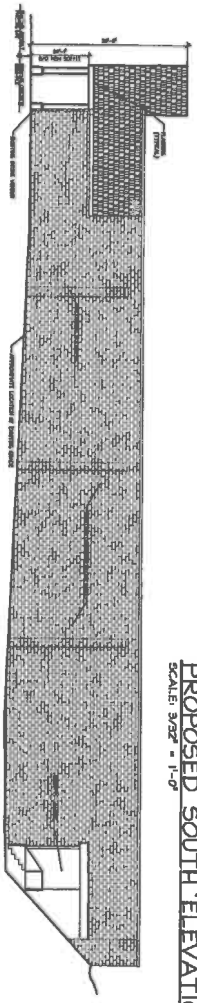
EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"

SECTION: 67.06 BLOCK: 3 LOT: 9

SPECIAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

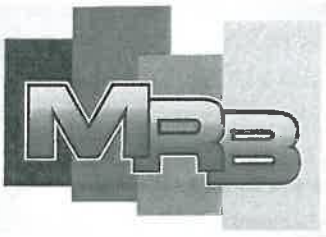
1	PROPOSED EAST ELEVATION
2	PROPOSED SOUTH ELEVATION
3	EXISTING EAST ELEVATION
4	EXISTING SOUTH ELEVATION



existing exterior elevations

Proposed tenant space & facade for
PSK Supermarkets (foodtown)
 1000 S. 10th St., New York, NY 10014
 Gemnoid & Associates, Architects/Planners
 1000 S. 10th St., New York, NY 10014
 Tel: (212) 512-1000

A-201



Michael R. Berta, AIA

Architecture & Planning

June 22, 2016

Planning Board
Town of Cortlandt
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

RECEIVED

DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

Re: Ananda Salon & Spa
Site Development Plan
100 Oregon Road
Cortlandt Manor, NY
Section 23.06, Block 2, Lot 8

Dear Madam Chairperson & Members of the Board:

We have reviewed the comments made by Chris Kehoe, AICP, Deputy Planning Director and Michael Preziosi, P.E.- Director, Department of Technical Services dated June 14, 2016 and offer the following responses:

Chris Kehoe, AICP memo

- 2a. Please refer to attached prints.
 - b. Drawings have been combined into one complete set.
 - c. Floor plans have been provided and include furniture layouts.
 - d. Current survey has been provided.
 - e. Please refer to sheet SP-4 for lighting plan and photometric design. All exterior lighting will be on timers.
 - f. Further field work needs to be completed.
 - g. Building size has been added.
 - h. Refer to page SP-2 & SP-3 for proposed & planting's to be removed.
 - i. A tree removal permit will be taken out as per town code, chapter 283.
 - j. Further field work needs to be completed.
 - k. Please refer to elevation and plan on page SP-6.
 - l. Colored rendering included in submission package.
4. The raised concrete island is inline with the existing edge of pavement, we will discuss further with the town engineering department.
 5. Existing garage and sheds will be used for storage by the owner.

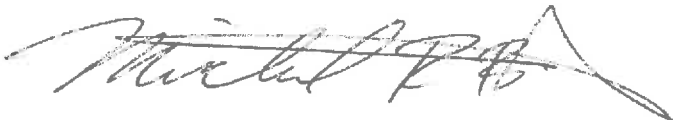
Michael

Preziosi, P.E.- Director, Department of Technical Services

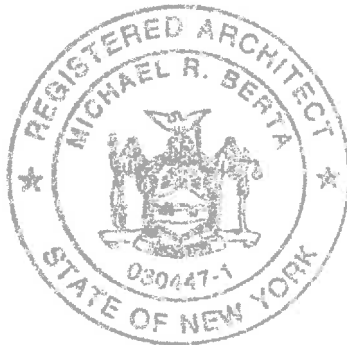
1. North arrow has been added.
2. Further field work needs to be completed.
3. Please refer to elevation and plan on page SP-6.
4. Please refer to sheet ER-1 for information on regrading.
5. Slight lines have been added to sheet SP-1.
6. Profile has been added to page ER-1.
7. Sign details have been updated & included on page SP-6.
8. Please refer to letter from Berger Engineering.
9. Please refer to landscaping plan sheet SP-2 for all information.
10. Note added on sheet SP-1.
11. Please refer to sheet SP-4 for lighting plan and photometric design. All exterior lighting will be on timers.
12. At this time a garbage enclosure is not planned.
- 13a. Signage has been updated.
 - b. Sidewalk detail has been revised.
 - c. Note added on sheet SP-1.
14. Note added on sheet SP-1.

Please don't hesitate to ask if you need additional information.

Sincerely Yours;



Michael R. Berta, AIA
Architect



Site Design Consultants

- Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant

Civil Engineers • Land Planners

PB 4-16

RECEIVED
JUN 23 2016

June 23, 2016

**DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION**

Town of Cortlandt Planning Board
c/o Department of Technical Services, ~~Engineering Division~~
Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Sent 6/24/16

Re: PB 4-16, Application of Michael Casolaro for special permit for a Specialty Trade Contractor for MCAS Roofing at 2006 Albany Post Road

Dear Chairman and Board Members:

We are in receipt of the review memo from Michael Preziosi, P.E., Deputy Director to the Town of Cortlandt Planning Board dated June 14, 2016 and offer the following comments respectively:

1. The survey for the property has been attached.
2. The material storage area has been removed from the plans. A new storage shed located on the existing asphalt driveway has been added to the plans. As such there is no disturbance to the site.
3. The materials to be stored are excess roofing materials not used on jobs. They will be stored temporarily until they can be returned.
4. See note 2 above
5. See note 2 above. As no trees are being removed, the exact location of significant trees are not shown on the plans. Approximate locations for trees over 4" diameter have been added to the plan.
6. The locations of the onsite utilities have been added to the plan.
7. See note 2 above.
8. This information has been added to the Site Plan
9. A stopping sight distance plan has been added to the set.
10. There is no proposed lighting for the site. The only existing lighting on the site is a security light on the rear of the building.
11. These applicable notes have been added to the plan.



We are enclosing one copy of each of the following items which have been revised accordingly:

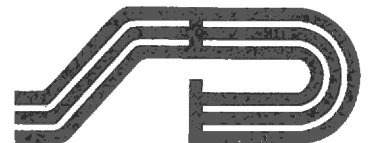
- 10 copies of the Full Plan Set titled "MCAS Rooding last revised June 23, 2016;
- 10 copies of the Survey of the property at 2006 Albany
- 10 copies of the sheet titled "Chapter 307-65-6 Zoning – Specialty trade contractors"
- 10 copies of the Photos of the site.

We appreciate your consideration during your review of this submission. Please contact us for further discussion if you have any questions. Thank you.

Sincerely,

Joseph C. Riina, P.E.

JCR/tk/enc./sdc 14-13



Site Design Consultants

Civil Engineers • Land Planners

June 23, 2016

Town of Cortlandt Planning Board
c/o Department of Technical Services, Planning Division
Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Re: PB 4-16 Application of Michael Casolaro for special permit for a Specialty Trade Contractor for MCAS Roofing at 2006 Albany Post Road

Dear Chairman and Board Members:

We are in receipt of the review memo from Chris Kehoe, AICP to the Town of Cortlandt Planning Board dated June 14, 2016 and offer the following comments respectively:

- 2a. The zoning schedule and the location map have been corrected and revised.
- 2b. The locations of the buildings and driveways on the adjacent lots has been added to the plan. The owner's names have also been added.
- 2c. This has been included in this submission.
- 2d. The site plan has been revised. No trees are proposed to be removed. Some trees have been field located and added to the plan.
- 2e. No lighting is proposed for this plan. The only existing lighting is security lights on the rear of the building. The location of this has been added to the plans.
- 2f. The location of the onsite utilities has been added to the plans
- 2g. There are no proposed or existing fences for this project.
- 2h. There is no proposed sign for this project. The existing sign has been added to the plan. It is on a 10' post. It is a 4' x 3' sign whose top is 8' above the ground. The applicant proposes to reuse this sign for the new business.
3. The applicant has submitted plans to the Zoning board of appeals and is awaiting a response.
4. The analysis of the zoning code has been attached.
5. All parking has been added to the site plan.

251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



6. This has been considered, and the applicant has replaced the storage area with a storage shed that will be located on the existing asphalt pavement. The Shed will be placed on blocks and level per the manufacturers specifications.

7. A sight distance plan has been added.

8. The applicant has met with the code enforcement office.

9. As stated in this comment, the EAF was provided in the previous submission.

We are enclosing one copy of each of the following items which have been revised accordingly:

- 10 copies of the Full Plan Set titled "MCAS Roofing last revised June 23, 2016;
- 10 copies of the Survey of the property at 2006 Albany
- 10 copies of the sheet titled "Chapter 307-65-6 Zoning – Specialty trade contractors"
- 10 copies of the Photos of the site.

We appreciate your consideration during your review of this submission. Please contact us for further discussion if you have any questions. Thank you.

Sincerely,


Joseph C. Riina, P.E.

JCR/tk/enc./sdc 14-13



Chapter 307-65-6 Zoning – Specialty trade contractors.

- a. The setbacks from residential districts is not a concern on this project. The begin with, there is no proposed work to be done to the building on this project. The existing building on site will remain and function as an office for the business. In addition, the neighboring parcels are zoned HC highway commercial.
- b. All work to be performed on site shall be office work for the business. The nature of the business requires all work to be done off site.
- c. As was previously stated, the site will function as a location for offices for the business. Fugitive dusts and odors will not be present on site, and therefor will not cross onto adjacent parcels.
- d. All impervious cover on site is existing and is not proposed to be altered.
- e. Should the planning board feel this is necessary, the number of truck trips to and from the site may be monitored. However, given the nature and size of the business, the number of trips will be small.
- f. It is proposed to store excess material from construction within a shed located on site. The storage of materials shall meet the requirements set forth in this chapter.
- g. As was previously indicated, the work done on site will not generate any dust or odors. As such, the nuisance to neighboring properties is not a concern.
- h. As has been mentioned in previous statements, the bulk of work from this business shall be performed off site. Any work performed onsite shall be limited to the hours indicated in the code.
- i. Should the planning board feel that security fencing is necessary, it may be added to the plans. However, given the nature of the business, this should not be the case. In addition, as all materials shall be stored in a shed, and the business is located in the existing building. Security locks may be added to these features to address any security concerns.
- j. The applicant understands this review period and will conform to the terms and conditions of this chapter.
- k. As the project is non-conforming in its existing condition, a variance for lot area may be required. However, as there are no propose changes to the features of the site, this is not a concern.
- l. There shall be no processing or crushing of aggregate on the site. That is not the nature of the proposed business.





TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
PLANNING DIVISION

Michael Preziosi, P.E.
 Director – D.O.T.S

Chris Kehoe, AICP
 Deputy Director – Planning

Planning Staff
 Michelle Robbins, AICP
 Rosemary Boyle-Lasher

Town Hall, 1 Heady Street
 Cortlandt Manor, NY 10567
 Main #: 914-734-1060
 Fax #: 914-734-1066

Town Supervisor
 Linda D. Puglisi

Town Board
 Richard Becker
 Debra A. Costello
 Francis X. Farrell
 Seth M. Freach

MEMORANDUM

TO: Planning Board Members

FROM: Mike Preziosi, P.E., Director MP
 Department of Technical Services

Chris Kehoe, AICP, Deputy Director CK
 Department of Technical Services, Planning Division

SUBJECT: PB 4-14 Application of Mongoose Inc. for the property of Mongoose Inc., Commercial Real Estate Asset Management Inc., and JPG Cortlandt Inc., for Preliminary Plat approval and Steep Slope, Wetland and Tree Removal permits for a 6 lot subdivision (5 building lots and 1 open space parcel) of a 128.8 acre parcel of property located on the south side of Maple Avenue and on the east side of Dickerson Road and Hilltop Drive as shown on a 5 page set of drawings entitled “Subdivision of Abee Rose Situate in the Town of Cortlandt, Westchester County, NY” prepared by Badey & Watson Surveying and Engineering PC, latest revision dated July 20, 2015.

DATE: June 28, 2016

At the June 7, 2016 Planning Board meeting the Attorney for the Abee Rose subdivision application stated that the applicant will not be submitting any additional information with respect to their application and requested a public hearing on the 6 lot subdivision proposal, latest revision dated July 20, 2015. Please find attached a copy of the Engineering Division’s review memo dated August 14, 2015. This memo was generated in response to the July plan revisions. The applicant admits in their chronology submitted prior to the June 7, 2016 meeting that they did not respond to this memo as they felt the information requested was “not reasonable or necessary for review at a public hearing” It is staff’s opinion that the information requested is reasonable and necessary to continue a review of the application and its potential environmental impacts and possible mitigation options.

Staff does not feel the application in its present state is a complete application. If the applicant continues to demand a public hearing with no modifications to the drawings staff advises the applicant that the Planning Board would be reviewing an incomplete application.

(continued on page 2)

MP/CRK/crk
Attachment

cc: Linda D. Puglisi, Town Supervisor
Richard H. Becker, Town Board Liaison
Tom Wood, Esq., Town Attorney
John Klarl, Esq. Deputy Town Attorney
Mongoose, Inc.
John Kirkpatrick, Esq.
Fred Wells, R.A.



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
ENGINEERING DIVISION

Edward Vergano, P.E.
Director – D.O.T.S

Michael Preziosi, P.E.
Deputy Director – D.O.T.S

Arthur D'Angelo, Jr., P.E.
Deputy Director
D.O.T.S – Engineering

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Linda D. Puglisi

Town Board
Richard Becker
Debra A. Costello
Francis X. Farrell
Seth M. Freach

Friday August 14, 2015

John P. Delano, P.E.,
Badey and Watson, P.C.
3063 Route 9
Cold Spring NY, 10516

**RE: PB 4-14: Application of Mongoose Inc.
Dickerson Road and Hilltop Drive**

Mr. Watson,

I have performed a review of the drawings entitled Preliminary Improvement and Integrated Plot Plan, Preliminary Overall Plan Sheet and Preliminary Profiles for the Subdivision of Abee Rose Situate in the Town of Cortlandt, Westchester County, NY prepared by Badey & Watson Surveying and Engineering PC, latest revision dated July 20, 2015 and offer the following comments to the Applicant.

1. Driveways in excess of 500 feet in length shall provide a turnaround suitable for us by fire apparatus in accordance with the Residential Code of New York State. Minimum driveway widths shall be 12-ft.
2. Preliminary heights of the retaining walls must be provided.
3. Provide roadway widths for the common road and the lot driveways. Similarly provide the diameter of the cul-de-sac. The Preliminary Layout has a 96' diameter while the Integrated Plot Plan shows an 80' diameter cul-de-sac.
4. Land based topography for the area of the common road shall be obtained and the profile revised to reflect such.
5. The proposed water main shall be at minimum 6-inch diameter cl-54 cement lined ductile iron pipe and must extend into the cul-de-sac. A hydrant shall be provided.
 - a. Houses setback greater than 100-ft from the roadway require meter pits.

6. Catch basins, pipe type and size for the proposed storm water infrastructure must be identified on the plans. Inverts and rim elevations shall be shown.
 - a. A trench drain should be placed across lots 1 and 2 and tie into the storm water infrastructure to reduce runoff from the common road running down the driveways.
7. Indicate proposed location of other utilities (electric and gas).
8. Indicate easements for all utilities. At minimum easement width for utilities shall be 20-ft wide. Easements shall follow lot lines and extend 10' on either side.
9. Prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with Chapter 262 of the Town Code, the NYSDEC Stormwater Design Manual (2015 Rev.) and SPDES General Permit O-15-002 for Construction Activity.
 - a. A hydraulic and hydrologic analysis shall be prepared and demonstrate both quantitatively and qualitatively that there is no net increase in runoff from pre to post construction and mitigation methods to control volume, velocity, pollutants and sedimentation have been designed for. The design storm shall be for the 100-year storm. Hydrographs shall be submitted for the 1-year, 2-year, 10-year, 25-year and 100-year storm).
 - b. What is the total disturbance area? What is the total area of disturbance for each lot?
 - c. Submit a completed Notice of Intent and MS4 Acceptance Form. The Town's SPDES ID is NYR20A181.
 - d. Develop an Erosion and Sedimentation Control Plan for the site.
10. There is text identified as "stormwater" in multiple locations on the plans. These areas appear to be undersized for traditional practices such as a basin. Please clarify their intended use.
11. Capture and direct all runoff created from the common road. No runoff will be permitted to leave the site and drain to infrastructure located on Hilltop Drive.
12. As recommended by the Town's Consultants, permanent demarcation and delineation of a disturbance line along the wetland buffers shall be provided for each lot. This can be in the form of a stone wall, fence, monuments, etc.... Show on the plan.
13. Indicate location of monuments in accordance with Town Code Section 265-18.
14. Show the location of drainage structures on the proposed road profile.

15. Revise the profile of Lot 1 to lengthen the 80' vertical curve to reduce the change of grade to the garage slab. Is it possible to raise the elevation of the structure to accomplish this?
16. The driveway grade for Lot 2 is maxed out at 14%. Can this grade be reduced by lengthening the 80' vertical curve to reduce the change of grade which is 12% heading into the garage? Vehicles could potentially bottom out.
17. The platform portion (first 20-ft) from the common road for all driveways shall have a grade no greater than 3%. Revise the profiles of Lots 2, 4 and 5.
18. Profiles shall be revised to limit changes of grade to 6% or less or to the maximum extent possible.
19. Provide a typical road cross section.

Additional comments may arise during further review. Omission does not mean acceptance by the Town. Feel free to call me at 914-734-1065 with any questions or comments.

Sincerely,

Michael Preziosi, P.E.

Michael Preziosi, P.E.

Cc:

Fred Wells – Tim Miller Associates
Town of Cortlandt Planning Board (PB 4-14)
Chris Kehoe – Dep. Director, DOTS – Planning Division

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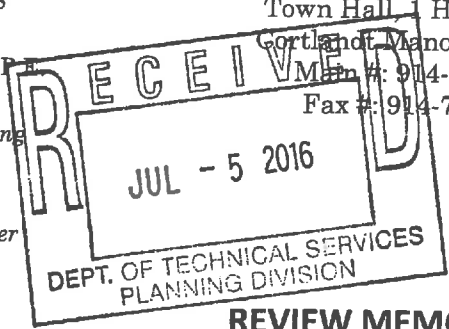
TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
ENGINEERING DIVISION

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REVIEW MEMORANDUM

Copies 1 Planning Board
 Town Board
 Zoning Board
 Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 Applicant
 John Karpispatrick, Esq.
 Fred Wells, R.A.
 Sent 7/5/16

To: Town of Cortlandt Planning Board

Cc: Chris Kehoe, AICP – Deputy Director – Planning, Department of Technical Services
 Tom Wood, Esq. – Town Attorney
 John J. Klarl, Esq. – Deputy Town Attorney

From: Michael Preziosi, P.E. – Director, Department of Technical Services
Michael Preziosi, P.E.

Date: July 1, 2016

RE: **PB 4-14:** Application of Mongoose Inc. – Abee Rose Subdivision
Dickerson Road and Hilltop Drive

Members of the Planning Board,

At last night's June 30th Work Session, you had requested additional clarification as to the requirements of the preliminary layout of the proposed 6-lot subdivision as it relates to my August 14, 2015 review memo specifically storm water.

The requirements of a preliminary layout are outlined in Chapter 265-20 of Town Code. Subsection 265-20D(12) requires "proposed provisions for collecting and disposing of stormwater drainage". It is my opinion that the proposed layout does not provide the adequate minimum standards to address storm water runoff. A preliminary storm water pollution prevention plan (SWPPP) designed in accordance with Chapter 262 of the Town Code, the NYSDEC Stormwater Design Manual (2015 Rev.) and SPDES General Permit 0-15-002 for Construction Activity has not been submitted.

If the Applicant wishes to pursue the preliminary layout for the 6-lot subdivision as proposed a preliminary SWPPP must be submitted. At minimum the preliminary SWPPP should:

1. quantify total land disturbance for the common plan of development
2. identify interested agencies and required permitting (i.e. NYSDEC, NYCDEP, ACOE)
3. quantify runoff generated by the proposed development (water quality / water quantity volumes)
4. present the initial findings of the hydrologic and hydraulic analysis

5. site proposed best management practices for post storm water construction runoff controls

Since post storm water construction runoff controls are required (forebays, ponds, basins, etc....) the size and location of such can significantly impact the development by increasing wetlands and steep slope disturbance, re-grading, altering the location of the proposed roadways or impacting lot lines or requiring easements for maintenance and access.

I trust that the above information satisfactorily addresses your comments.

Filed:

PB 4-14

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