



November 19, 2019

TO: Loretta Taylor, Planning Board Chairperson and Members of the Board,

Town of Cortlandt Town Hall
One Heady St
Cortlandt Manor, NY 10567

RE: Westchester Auto Exchange
2311 Crompond Rd
TM # 34.07-2-9
PB 2019-7

Dear Ms. Taylor and Members of the Board,

I am in receipt of a letter from Stephen Coleman, your Environmental Consultant. I have reviewed his report and offer the following comments:

1. Based on Mr. Coleman's report it appears that he is unaware that we had previously made some major changes based on the Board's recommendation after the Site Inspection. These changes include but are not limited to, moving the building (reduced in size) and moving the paved parking lot further away from the wetlands.
2. Item number 3 of Mr. Coleman's recommendation indicates that water quality might be compromised due to the lack of stormwater mitigation measures. The latest set of drawings and Engineer's Report that were submitted several months ago indicate a detailed stormwater pollution prevention plan. This plan provides for infiltrators so that no stormwater from this project will filter into the wetland.
3. The following is my response to Item 4 of Mr. Coleman's report:
 - a. The footprint of the garage had been previously reduced.
 - b. The parking lot has been re-designed and relocated, adding additional landscape buffer.
 - c. The access from Buttonwood Road has been reduced in width from 24ft. to 14ft. and the drive around the south side of the Garage has been eliminated providing additional landscape buffer.



- d. The number of employees will not change. Therefore, there will be no change to the Septic System.
- e. A permanent fence around the perimeter of the parking lot has been added to the Site Plan.
- f. As suggested, a Landscape Architect has been hired to design a Wetland Buffer Mitigation Planting Plan including a temporary deer fence.
- g. A Stormwater Mitigation Plan was submitted to staff a couple of months ago.
- h. The Wash Bay is a Geo-mat System which re-circulates the water. The specs were submitted to staff several months ago.
- i. The stormwater will be directed to Infiltrators. Therefore, no stormwater will be directed to the Wetland.
- j. A 5 year Monitoring & Maintenance Plan will be developed and submitted by our Landscape Architect.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Joel Greenberg, AIA, NACRB