

April 19, 2022

Loretta Taylor, Chairperson
Members of the Planning Board
Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, New York 10567

**RE: Engineering Review
PB 2022-3 Application of James Connolly
49 Dutch Street
Town of Cortlandt, Westchester County, New York
LaBella Project #2221772.01**

Ms. Taylor and Members of the Planning Board,

LaBella Associates, DPC (LaBella) has conducted an engineering review of the submitted engineering plans for PB 2022-3 Application of James Connolly for Preliminary & Final Subdivision approval for a 2-lot minor subdivision of an approximately 1.49-acre parcel of property located at 49 Dutch Street and designated on the Town of Cortlandt Tax Maps as Section 54.12, Block 4, Lot 22, and offer the following:

1. Ensure that the applicant provides a current Westchester County Department of Health (WCDOH) approval for the installation of the OWTS.
2. All proposed import fill must be tested and certified as unrestricted, suitable for residential use in accordance with Town Policy. Certification must be provided by a licensed professional. All certifications shall be addressed "To Whom it May Concern". All soil analytics and reports will be forwarded to the Town's Consultant for review and approval.
3. Ensure that the applicant makes application for a road opening permit through the Department of Environmental Services.
4. Applicant understands that, in accordance with Chapter 283 of the Town Code, "All trees which fail to survive for a period of two calendar years following planting shall be replaced by the permit holder at no expense to the Town or the owner of the land, if other than the holder of the permit. Said replacement shall be within 60 days following written demand for such replacement from the Director of Technical Services or within an extended period of time as may be specified."
5. Prior to C.O. being issued, the Town will require a certification letter from a NYS Engineer that the completed site work, drainage improvements will not cause an adverse impact to adjoining or downstream properties.
6. Verify that total site disturbance is under 1 acre. Include all areas proposed for disturbance including OWTS locations.
7. The applicant shall submit an as-built foundation survey to the Town prior to framing.
8. The applicant shall submit an as-built centerline driveway profile with slopes/grades to the Town prior to paving.



Should you have any questions, comments and/or concerns, please do not hesitate to contact me at your convenience.

Respectfully submitted,

LaBella Associates

Joseph M. Fusillo, PE, ENV SP
Senior Civil Engineer, Regional Leader