

September 28, 2023

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

**RE: Site Plan Review
PB 2017-03 Application of VS Construction
180 Roa Hool Road
Town of Cortlandt, Westchester County, New York
LaBella Project #2221772.14**

Mr. Kessler and Members of the Planning Board,

LaBella Associates, DPC (LaBella) has conducted a site plan review of the submitted engineering plans for PB 2017-03 Proposed Site Development Application and Special Permit for a Contractor's Yard at 180 Roa Hook Road, Tax ID 22.18-1-2 and provide the following for your use in your decision:

1. The applicant has provided responses to Mr. Preziosi's review memo dated November 11, 2019.
2. The applicant has provided additional information requested by Mr. Preziosi in the aforementioned review memo to include:
 - a. A narrative of intended use for the facility;
 - b. A Certificate to Operate Sources of Air Contamination;
 - c. Registration for a Solid Waste Management Facility;
 - d. Petroleum Bulk Storage Registration Certificate;
 - e. A Short Environmental Assessment Form; and
 - f. SHPO correspondence.
3. The applicant has provided a Storm Water Pollution Prevention Plan (SWPPP) to obtain coverage under the Multi-Sector General Permit (MSGP) (GP-0-23-001), however LaBella requests the following be added to the Resolution:
 - a. Section 3.2 indicates that, as a result of the top soil screening to be performed onsite, fines grained materials will be stockpiled. The SWPPP states that no covering or stabilization is proposed as these materials absorb runoff. In the event that these stockpiles become saturated during a large storm event, the applicant should provide measures to ensure that sediment laden runoff is created as a result of stockpiling these materials.
 - b. Section 3.3 of the SWPPP Mentions diversions swales installed by VS Construction. Please identify the location of these swales on the plans.



- c. Section 4.4 should be revised to include the specific time frames for which the stockpiles shall be seeded. At a minimum, Stockpiles to be left undisturbed for more than 14 days shall receive temporary seeding.
 - d. Include the maintenance of all onsite drainage structures from sediment buildup in section 4.7 of the SWPPP. This should include the inspection frequency and the criteria for maintenance.
 - e. Please include Attachment E, the MSGP GPO-23-001 in the SWPPP.
4. Plan Sheets 1, 2 and 3 of 3 have been included with the applicant's submission package prepared by the applicant's engineer, Mr. Daniel A. Ciarcia, PE, of Ciarcia Engineering, PC and conform to the requirements indicated in Mr. Preziosi's aforementioned Review Memo.

Should you have any questions, comments and/or concerns, please do not hesitate to contact me at your convenience either telephonically (330) 518-6639 or via email jfusillo@labellapc.com.

Respectfully submitted,

LaBella Associates

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

cc: Mr. Chris Kehoe, AICP