

April 26, 2023

Steven Kessler, Chairman  
Town of Cortlandt Planning Board  
Town Hall  
One Heady Street  
Cortlandt Manor, New York 10567

**Re: Preliminary Subdivision Plan  
Pomona Development, LLC  
Revolutionary Road  
Tax Map Designation: 23.15-1-43**

Dear Chairman Kessler and Members of the Planning Board:

Find enclosed the following information for the above-referenced Project:

- Two (2) Subdivision Plan Set (Full Size), last revised April 26, 2023
- Two (2) "Wetlands – Existing Conditions" WM-1 (11" x 17" - color), last revised April 26, 2023
- Two (2) "Wetlands – Proposed Conditions" WM-2 (11" x 17" - color), last revised April 26, 2023
- Two (2) "Slopes – Existing Conditions" SM-1 (11" x 17" - color), last revised April 26, 2023
- Two (2) "Slopes – Proposed Conditions" SM-2 (11" x 17" - color), last revised April 26, 2023

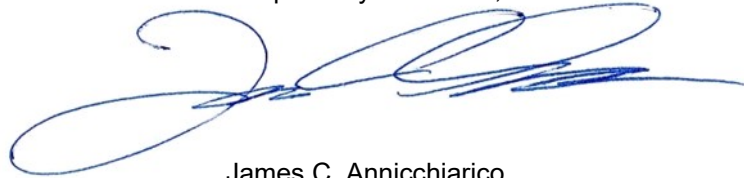
We are pleased to submit the enclosed information on behalf of the applicant, Pomona Development, LLC ("Applicant"), who is seeking Subdivision Plan Approval for the creation of three (3) single-family residential lots at the above referenced property. This parcel is located in the R-20 (Single Family Residential) Zoning District. The proposed residential development would include the construction of an 18-ft. wide common access drive within the Revolutionary Road right-of-way terminating at a hammerhead just inside the existing property. The existing public water distribution system would be extended within the Revolutionary Road right-of-way terminating with a fire hydrant. Each individual lot would include stormwater mitigation, On-Site Wastewater Treatment Systems ("OWTS") and connections to the proposed public water distribution system.

Since our last appearance before your Board on August 31, 2021 the applicant has gone to great lengths to try and secure an easement to facilitate connection to the existing public sanitary sewer main located on any one of three (3) adjacent parcels but has been unsuccessful. We have now been left with the only option of individual OWTS's as a means of sewage treatment/disposal. Our office arranged to have deep test holes dug, which were inspected by the Westchester County Department of Health ("WCDH") on November 14, 2022. The deep test holes indicated acceptable OWTS areas for each proposed lot. The deep test holes have been added to the plans as well as preliminary design of the OWTS systems.

The plans also include proposed tree removals that have been updated based on the elimination of the proposed sanitary sewer main and the proposed OWTS's and which are separated by tree removals required within each individual lot and the right-of-way.

We look forward to appearing before the Planning Board to discuss the project in detail on May 2, 2023 and we respectfully request that you schedule a Public Hearing for the June meeting. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico  
Project Engineer

enclosures

cc: Cafo Boga, Pomona Development, LLC w/enclosures  
File: *Boga-Revolutionary Rd-3 Lot Subdivision-Letter-Submission-20230426*