

September 30, 2022

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

**Re: *Minor Subdivision
Connolly
49 Dutch Street***

Dear Chairman Taylor and Members of the Planning Board:

For the above referenced project, this letter shall serve as a direct response to the letter received from the neighbors engineer, letter dated September 23, 2022 from Gabriel Senor, P.C.

1. The plans show stormwater calculations for the roof drainage based on the NYSDEC stormwater Water Quality Volume. The calculations indicate that 2.3 Cultec Recharger 330 units are required and the plan now shows 4 units. The design did not take into account percolation into the soils and therefore it is a very conservative design containing an extra 135 cubic feet of storage over and above the design storm.
2. The point discharges are located within the road right of way and are for any overflow from the Cultec storage chambers. With the extra volume provided in the chambers, overflow from the chambers is unlikely. Ownership of the right of way is being determined by the Applicant.
3. The overflow pipes will now be provided with rip rad dissipation pads, installed down to the existing road gravel road swale.
4. The inverts for the Cultec chambers have been adjusted. Volumes are taken from the manufacturer specification sheets, same attached herein.
5. A trench drain has been added to the design and details are on the plans. The trench drain grates at 14 feet long have an open area of approximately 750 square inches and with 1" of head have a capacity to accept a flow of approximately 4 to 6 cubic feet per second (cfs). When compared to the calculations provided by the Town Consulting Engineer in his memorandum dated September 16, 2022, it shows that the stormwater flow to the end of the driveway is calculated at approximately 0.02 cfs. Therefore, the trench drain has more than enough capacity to accept and convey the driveway drainage to the existing drainage system (catch basin) at the end of Sycamore Court. In fact, our office prepared the original drainage design for the end of the road in +- 2008, which includes catch basins, HDPE piping, gravel road swales, to a dry swale for treatment.
6. As stated above, a trench drain is now part of the design.
7. Upon further review of the design plan, the 8" maple tree will remain and the 24" oak tree is very close to grading for the driveway which will likely impair the tree. Every effort will be employed to preserve the tree, however, it will be considered a tree to be removed. Therefore we are showing the 24" oak to be removed and are now proposing an additional two, 3 1/2" caliper white oaks to be planted in front of the house. The tree count is now three trees to be removed and nine new trees to be planted.

In addition to the above, we have conducted an analysis for any potential improvement of McManus Road. The road is approximately 500 feet long and +/-10 feet wide. In order to improve McManus Road to Sycamore Court standards for width and turnaround, the following comparison chart has been prepared comparing the plans.

	Existing Site	Proposed Subdivision	With Improving McManus Road	% change
Trees to be Removed	0.0	3	12*	+300%
Land Disturbance (acre)	0.0	0.65	0.98	+51%
Impervious Area	0.0	0.11	0.41	+272%
	0.0			
Impervious Area (McManus Rd only)	0.17		0.30	+76%

SOURCE: CRONIN ENGINEERING P.E., P.C.

*the trees to be removed consist of very large stately trees, see attached photo montage prepared by the applicant.

As a follow up to the site inspection conducted on September 15, 2022 with the Town Planner, Town Consulting Engineer, the Applicant and several neighbors, the site distance was discussed and is understood that looking right there are no issues and looking left, mitigation involves cutting/trimming weeds.

In support of the application, the following items are enclosed:

1. 8, 11"x17" copies of the Improvement plans for Santucci at the time the end lots were developed.
2. 8, 11"x17" copies of the revised Site Development Plan and 2 full size copies.
3. 8, 11"x17" copies of the McManus Road photo montage.
4. 8, Recharger Specification Sheets.

We look forward to discussing these matters further with the Planning Board at the October 11, 2022, continued public hearing meeting and we are asking for consideration to close the hearing and move toward preliminary and final subdivision plat approval. 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,



Keith Staudohar
Cronin Engineering, P.E., P.C.

cc: Connolly via email w/ encl.

Connolly-pb subdivision-response to senor letter-20220930