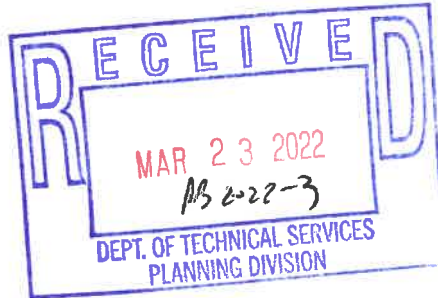


March 23, 2022

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

Re: **PB 2022-3**
Connolly Minor Subdivision
Response to Neighbor Letter
49 Dutch Street



- Copies ⁷ Planning Board
 Town Board
 Zoning Board
 Legal Dept.
 DOTs Director
 C.A.C.
 A.R.C.
 Applicant
 Chyan/Colleen

Dear Chairman Taylor and Members of the Planning Board:

Find below the response from this office to a letter submitted to the Town dated March 02, 2022 from the neighbors of the above referenced project. 3/29/22

Re: Cronin Engineering responses to: Application for Dwelling at 47 Dutch Street/Connolly Property

2. Significant drainage concerns along Sycamore Court. Existing rock wall does not have any piping or drainage. Further, the 10-15 foot elevation change should necessitate a review of the environmental impact of the home and storm drainage (similar to how the developer of #'s 2, 5 and 7 Sycamore Court was required to accommodate via drainage system and underground routing or containment). The new impervious surfaces and elevation of the home above Sycamore will likely have an erosion impact without proper drainage. Further, the proposed 10-15 foot drop driveway connected to Sycamore Court will increase the amount of runoff. We respectfully request a site inspection before any approval is granted as the Board noted at the meeting on 3/1/22 that a site visit had been done, but it took place a number of years ago.

Response to Item #2 (Cronin Engineering): Standard stormwater management will be employed for the new house and will include the roof leaders discharging into subsurface infiltration chambers. Driveway runoff will sheet flow to the existing road drainage swale and drainage system. A Planning Board site inspection will likely be conducted the Sunday before the public hearing.

4. We request that the proposed driveway for this new dwelling be moved from Sycamore Court to McManus Road. It should be noted that McManus Road passes over this new subdivision.

Response to Item #4 (Cronin Engineering): McManus Road is too narrow to accommodate a new residence. Any effort to improve McManus Road will result in unnecessary additional land disturbance. The applicant has a right of access over Sycamore Court, requiring minimal land disturbance to develop the lot.

6. The newly proposed home would access our Water Main which resides beneath the asphalt of Sycamore Court. This access point would necessitate a road cut and patching, which weakens the road. Prior cuts have accelerated road cracking and degradation. That in mind, an alternative water connection must be explored.

Response to Item #6 (Cronin Engineering): The water main is owned by the water purveyor, Montrose Improvement District. All construction **to make the water service connection will meet the requirements of the Town of Cortlandt and the Montrose Improvement District. The road will be saw cut and the pavement replacement will provide the minimum asphalt overlap required.**

If Sycamore Court will be used by Mr. Connolly, the following require resolution:

- c. A bond should be appropriated for any damage to the road during construction (for potential road repairs).

Response to Item (c.) (Cronin Engineering): A performance bond is a normal part of the construction process and will be appropriated as such prior to any construction in the road for any damage to the road during construction.

Additional Notes:

A pre-Application ZOOM meeting was conducted with Town Staff last fall which resulted in positive feedback from Staff for the project, pending proof of access to Sycamore Court.

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-ce response to neighbor letter-ks-20220323