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Civil / Site / Environmental

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Copies 1 Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
.....
.....
Sent 9/26/19

September 26, 2019

Hand Delivered

Chris Kehoe, AICP, Deputy Director
Town of Cortlandt Planning Department
Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, New York 10567

Re: Mahlab Family Realty, LLC, PB 2018-23
Section 79.08, Block 3, Lot 6,
Town of Cortlandt, New York

Dear Chris:

As requested, enclosed please find the following drawings.

Two (2) full size and ten (10) half size drawings of the Preliminary Plat entitled:

- 1. Access Study - Preliminary Plat, Mahlab Teatown prepared for Mahlab Family Realty, LLC dated September 26, 2019, sheet 1 of 1 sheets,

We received comments at the last Public Hearing and offer the following information

New Road Way and Disturbance:

We provide this theoretical access plan pursuant to comments at the last Planning Board meeting. The plan shown creates more disturbance to the site than the application plan.

In addition, a roadway would provide more frontage and would allow the possibility of a fourth lot which would create further disturbance.

If the Planning Board wishes to switch to a roadway design we would re-submit the application for the additional lot.

The two separate driveways would be more in keeping with the neighborhood as there would be plants between the 12 foot driveways. A 24 foot roadway would be paved without such an amenity as intermediate plantings.

Critical Environmental Area (CEA)

The project site of 5 acres or so, is not in a critical environmental area nor adjoining a CEA. The Indian Brook Reservoir CEA is south of the site and no disturbance is anywhere near the CEA.

Archeological Sensitive Area

In reference to the EAF question "Is the proposed action located in an archeological sensitive area?" We answered "No". The reason being that there are no signs of prior habitation in the forward 5 acres of the 25 acre parcel.

Further, the EAF mapper is highly generalized and not to be relied upon. For example, we found the EAF Mapper shows that Town Hall, Cortlandt Town Center, the police barracks near the Cortlandt train station and the Mohegan Firehouse on Oregon Road all to be in an archeological sensitive area yet are fully developed.

Additionally, almost all of the properties on Teatown Road from the Mahlab site to Quaker Ridge Road show positive for an archeological sensitive area on the EAF Mapper.

Traffic

As to the proper speed limit for the roadway, a data company is monitoring the vehicle traffic in the area and the data will be available prior to the Planning Board meeting.

Conservation of Portions of the Land

As we are within an application procedure in the Town we cannot discuss potential sales of the property.

As discussed, the Planning Board may request that a portion of the land outside of the proposed 3 lots be conserved if it finds a good reason to do so.

If a 24 foot wide roadway is to be provided then there would be less land to conserve since a fourth lot would be possible.

Please call if you have any questions.

Sincerely,



Ralph G. Mastromonaco, PE

Cc Mahlab Family Realty, LLC.