



Since 1954

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April 19, 2022

Honorable Loretta Taylor and  
Members of the Planning Board  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567

RE: Connolly Application Subdivision of 49 Dutch Street, Lot 22

Dear Chairperson Taylor and Members of the Planning Board:

I have been retained by the following homeowners on Sycamore Court to perform an engineering review of the referenced application:

Brian and Stacey Retallick #5  
Jason and Therese Sinks #7  
Richard and Theresa Motko #2  
Gregory & Cynthia Martin #1

I have reviewed the submitted plan set Subdivision & Site Development Plan for Connolly prepared by Cronin Engineering and respectfully submit the following points for the Board to consider:

1. DRIVEWAY CUT

The proposed driveway from Sycamore Court cuts through a very steep embankment and requires an excavation of more than 6 ft. and this driveway will have a steep grade of more than 13%.

2. SIGHT DISTANCE

The sight distance is measured incorrectly. The minimum sight distance is required by ASHTO to be measured 10 ft. back from the edge of the pavement. Due to the steep embankment, a profile of the existing ground along the sight line of Sycamore Court should be provided.

3. STORMWATER MANAGEMENT and EROSION AND SEDIMENT CONTROL

Town of Cortlandt Code Chapter 262-5C.

All land development activities subject to review and approval by an approving authority (Town Board, Planning Board, Zoning Board of Appeals, DOTS Director) in the Town of Cortlandt shall be reviewed subject to the standards contained in this chapter.

#### A. PROPOSED DRIVEWAY

The proposal to sheet flow the driveway into Sycamore Court does not calculate the net increase in runoff to Sycamore Court. The pavement on Sycamore Court is not crowned per the topography provided and runoff down the steep driveway may cross the pavement into Sycamore Court causing potential damage.

Additionally, there are no invert or pipe sizes, or direction of flow indicated for the drain inlet in the vicinity of the driveway. We can't determine the capacity of the existing drainage system that the driveway stormwater runoff will enter. The new runoff may exceed the capacity.

#### B. PROPOSED HOUSE

The plan proposes a total of 2 cultec rechargers for a building and a driveway without including any calculations for the additional amount of stormwater runoff or sizing of the drywells. Several pipe discharge points are shown without determining how they will prevent erosion around the discharge points and potential impacts to the right-of-way and adjacent property owners. There is no accommodation to direct existing runoff from McManus Road away from the proposed house and septic system.

The submitted plans do not satisfy the referenced Town Code section regarding stormwater management and should be submitted to include all aspects of Chapter 262.

#### 4. ROAD ACCESS

The Planning Board request to investigate the McManus Road access should be further investigated. The response was that McManus Road is too narrow to accommodate an additional house even though the road was located on the property of the proposed new lot. The Institute of Transportation Engineers handbook has a statistic that a single home generates less than one trip in both the am and pm peak hour. Adding one new house to this roadway would not be over loading McManus Road.

Accessing the house from McManus Road would not require excavation on a steep slope or a steep driveway but would accommodate a gently sloping driveway.

#### 5. SEPTIC SYSTEM

The area of the proposed septic is shown on the Soil Data chart (Sheet 2 of 3) as requiring 36" of bank run fill but the grading on the plan shows over 4 ft. of fill placed. Existing grade in the area of the septic is at the 130 contour and the proposed grading shows a 134 contour around the outside of the system. This amount of fill is not allowed by the Health Department guidelines. The Health Department requires the top of slope be 10 ft. minimum from the system. The proposed grading does not provide for this. Also, there is no re-direction of stormwater runoff away from the septic system. An approval by the Health Department should be required prior to Board approval.

The existing septic area is shown on the plan at the rear of the existing house. From aerial GIS and the topographic map provided, this is a steep and heavily wooded area. Further investigation

should be done to determine that is the actual existing septic area. The Health Dept. requires there be no trees within 10 ft. of a septic system.

## 6. UTILITIES

49 Dutch Street, current tax lot 22, is shown as Lot 1 on a subdivision map entitled, "Subdivision Plat (Lot Line Adjustment) Prepared for James T. Connolly, Tina Connolly & Julia C. McManus" which was filed in the County Clerk's office 10/29/1996 as Map No. 25823. This filed map specifically states as Note #12 that "Lot 1 may not be sold until the proposed water service line and meter pit shown hereon to service Lot 1 has been installed and the existing common service line presently servicing Lot 1 has been disconnected therefrom."

The current submission incorrectly shows the existing house water line connecting to Sycamore Court. This is incorrect per the conditions of the original subdivision.

The existing easement for Sycamore Court in Liber 6162 Page 418 dated Nov. 21, 1961, only provides for "right of way to use for purposes of ingress, egress, and regress by foot or by vehicle in common with others to and from Dutch Street..."

The easement is not to install or lay pipes or utilities. In fact, the water pipe accessing this right-of-way was required to be disconnected as per note #12 on the original subdivision map. Therefore, a new water connection to Sycamore Court is not allowed under the conditions of the easement.

Additionally, the proposed drainage pipe discharge into adjacent lands under private ownership is not allowed.

In conclusion, the proposed subdivision will need additional investigation and information to:

- Comply with Town Code regarding stormwater retention
- Comply with Health Department regulations regarding the existing and proposed septic
- Comply with the previously approved Subdivision Map regarding water service connections
- Remove illegal point discharge to adjacent property owners

Therefore, it is respectfully submitted there are too many open questions and concerns and this proposal is not ready to be brought to public hearing until the information is provided and we have time to review.

Filed Map No. 25823 is attached hereto.

Thank you for your consideration.



Eliot Senor, P.E., L.S.

Encl.