

Chris Kehoe

From: Garcia, Cynthia <CGarcia@dep.nyc.gov>
Sent: Wednesday, September 27, 2023 1:22 PM
To: Jim Annicchiarico
Cc: Chris Kehoe; nick@nk-electric.com
Subject: RE: NK Electric (Nicholas Kalyvas)-465 Yorktown Rd, Cortlandt, NY 10595
CNC-0333-SQ.1



Good morning Jim,

Both the responses and the revised site plan adequately address DEP's concerns regarding this action.

No further comment.

Thank you for your attention to this matter.

Best regards,

- Copies 7 Planning Board
 - Town Board
 - Zoning Board
 - 1 Legal Dept.
 - DOTS Director
 - C.A.C.
 - A.R.C.
 - Applicant
 - 1 Jc Fusillo, P.E.
- 9/27/23

Cynthia Garcia | Bureau of Water Supply | SEQRA Coordination Section
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From: Jim Annicchiarico <jim@croninengineering.net>
Sent: Wednesday, September 27, 2023 9:54 AM
To: Garcia, Cynthia <CGarcia@dep.nyc.gov>
Cc: Chris Kehoe (ChrisK@townofcortlandt.com) <ChrisK@townofcortlandt.com>; nick@nk-electric.com
Subject: [EXTERNAL] NK Electric (Nicholas Kalyvas)-465 Yorktown Rd, Cortlandt-DEP Log #2023-CNC-0333-SQ.1
Importance: High

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Hi Cynthia,

Attached is a PDF of the Site Plan prepared for NK Electric (Nicholas Kalyvas). The Site Plan has been revised since the initial submission to the Planning Board that you reviewed and provided comments dated June 27, 2023.

Our responses to your numbered comments are as follows:

1. The most recent use of the existing building was retail. However, its original use for which the septic system was utilized for year was residential. We are in the process of submitting a Change of Use application to the Westchester County Department of Health ("WCDH") for which we will indicate the proposed contractors office

use is far less flow than the previous residential use. Therefore, we do not believe any proposed remediation or upgrades to the existing system will be required.

2. The existing septic area shown on the Site Plan you reviewed was based on information previously provided to the Town for a Site Plan application for a Florist Shop. The WCDH was contacted for any records they might have for the septic system but none could be found. The applicant had the septic system uncovered to the top of the structures. We then took as-built measurements and plotted the system on our Site Plan. The septic system consists of a 8'x4' concrete septic tank and two (2) 8'x4' concrete seepage tanks (we believe these simply have open bottoms). Manhole covers to grade were also added to the openings at each end of the septic tank and to the one (1) opening on each seepage tank so pumping out of the septic tank/maintenance could be easily performed in the future. The Site Plan has been revised to remove one (1) parking space from the existing gravel parking area for the NK Electric service vans in the vicinity of the septic system and place it in front of the office building. Additionally, we have proposed boulders to prevent the vehicles from driving over the portion of the septic system where the seepage tanks are located.
3. Comment acknowledged. The Site Plan does not propose any new impervious surfaces at all.

Mr. Kalyvas is anxious to move from his current location where he rents into this new location that he has purchased. Your review & response prior to the next Planning Board meeting would be greatly appreciated as the Planning Board requires us to answer this open issue prior to their granting conditional Site Plan approval at the October 3rd meeting.

I would be happy to have a phone call with you to discuss the project if you think that would be beneficial.

Thank you,

Jim

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