

Stephen & Elizabeth Nevin  
125 Teatown Road  
Croton-on-Hudson NY 10520

May 17th 2019

Loretta Taylor  
Chairperson  
Town of Cortlandt Planning Board  
1 Heady Street  
Cortlandt Manor NY 10567

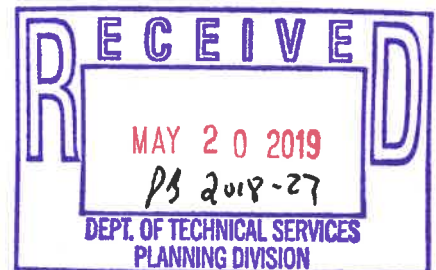
Copies ..... 7 Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
..... Ralph Mastromonaco, P.E.  
.....  
Sent 5/20/19

Dear Madam Chairperson,

**Re: Proposed Subdivision Application - Mahlab Property, Teatown Road**

As Owners of the 3 residences situated directly across Teatown Road from the proposed subdivision referenced above, we would like to register our concern in regard to the capacity of the local aquifer to adequately support 3 additional wells.

- 125, 127 & 131 Teatown Road, along with the Mahlab property are situated at virtually the highest point on Teatown Road. During summer 2018, 127 Teatown (with just 2 residents) ran out of water due to insufficient capacity in its (approx 200') well.
- This was one of the very few times this has happened in the 26 years we have owned these properties.
- Our primary concern is that with the proposed 3 additional wells - of which 2 will be very close to those located at 131 & 127 Teatown Road - the likelihood of these wells running dry on a regular basis would significantly increase.
- Should our wells run dry more often, the resulting disruption would at the very least involve significant expense to resolve, and/or involve a marked reduction in the market value of our properties.



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We would therefore kindly request that prior to granting permission for this sub-division, the Planning Board take these concerns into account and provide us with assurances that:

- the capacity of the aquifer has been professionally assessed to confirm its ability to provide uninterrupted water to the wells on 125, 127 & 131 Teatown Road, notwithstanding the expected usage from 3 additional families in 3 separate properties.
- any professional assessment of the aquifer used to address these concerns is made during the driest months of the year, when the aquifer is likely to be at its lowest level, and subject to a reduced recovery rate.

In addition, we would like to ask:

- In the event, the Subdivision application is successful - and subsequent to this, we do experience problems and costs associated with water supply issues in the future - who, if anybody in the Planning Board's opinion, would be legally liable to help us shoulder the remedial costs?

If we can provide additional information to help the Planning Board assess these concerns, we would be happy to do so, in which case, please write to us at the above address or email us at

NevinGroup@gmail.com

Sincerely,

*Stephen Nevin*  
*Elizabeth Nevin*

**Stephen & Elizabeth Nevin**

Owners - 125, 127 & 131 Teatown Road