



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
ENGINEERING DIVISION

Michael Preziosi, P.E.
 Director – D.O.T.S

Arthur D'Angelo, Jr., P.E.
 Deputy Director
 D.O.T.S – Engineering

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 Linda D. Puglisi

Town Board
 Richard Becker
 Debra A. Costello
 James F. Creighton
 Francis X. Farrell

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 Town Board
 Zoning Board
 Legal Dept
 DOTS Director

REVIEW MEMORANDUM

To: Town of Cortlandt Planning Board

Cc: Chris Kehoe, AICP – Deputy Director – Planning, Department of Technical Services
 Tom Wood / Michael Cunningham ESQ. – Town Attorney / Asst. Town Attorney

From: Michael Preziosi, P.E. – Director, Department of Technical Services
Michael Preziosi, P.E.

Date: October 28, 2019

RE: **PB 2018-23** Application of Mahlab Family Realty, LLC
 3 Lot Subdivision Teatown Road (Tax ID 79.8-3-6)

..... A.R.C.
 Applicant
 *Ralph G. Mastromonaco, P.E.*
 Sent 10/29/19

I have reviewed the October 18, 2019 memorandum submitted by Ralph G. Mastromonaco, P.E., P.C. and offer the following comments:

- The submittal does not accurately depict the request made by the Planning Board. The Board requested that the driveway entrance for Lots 2 and 3 be combined to evaluate whether this would minimize disturbance to the frontage of Teatown Road. The Applicant's Engineer submitted a combined driveway meeting the requirements of a fire apparatus access road as defined in the Fire Code 2015 of New York State and 2017 NY State Code Supplements. The Applicant could reduce the requirements of pavement widths and impervious area by designing each residential home with an approved automatic sprinkler system.
- All stopping sight distance at driveway shall meet AASHTO's guidelines for the posted speed limit or 85th percentile speed whichever is greatest. The Applicant's Engineer volunteered to perform a spot speed study but did not coordinate with the Town or its Consultant to determine the location of the traffic counter/detector. The memorandum also states that the devices may have been tampered with. Therefore, the results provided are not conclusive. I recommend that the Applicant's Engineer and Town Staff coordinate the requirements of the study with the scope approved by the Board prior to work commencing.
- All stopping sight distances at driveway shall meet AASHTO's guidelines for the posted speed limit or 85th percentile speed whichever is greatest. The Applicant is required to demonstrate the required sight

lines exist, or the required earth work required to meet the minimum guideline. Sight line profiles shall be revised to demonstrate compliance at each driveway location.

During the public hearings a few comments arose which I will provide some further clarification.

1. Pertaining to wells and sanitary septic systems, Westchester County Department of Health is the agency with approving authority. Rules and regulations pertaining to such are established under the State Sanitary Code and enforced by the Westchester County. The Town, when reviewing applications, references these rules and regulations and will not issue approvals until all-third party permits are obtained.
2. Pertaining to storm water management, applicants are required to meet the regulations as established by the New York State Department of Environmental Conservation "NYSDEC" as outlined in their Storm Water Design Manual and obtain coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002). To simplify, storm water runoff is captured and treated by approved best management practices, to replicate pre-existing hydrological conditions, as specified in the manual. You will commonly hear that runoff is conveyed in such a way as to not increase the quantity (volume) or velocity leaving a project site over a specified period. The Applicant has provided preliminary plans.

Cc: Applicant
RGM



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
PLANNING DIVISION

Michael Preziosi, P.E.
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October 22, 2019

Philp Perazio
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island, P.O. Box 189
Waterford, New York 12188-0189

RE: **PB 2018-23** Application of Mahlab Family Realty, LLC for Preliminary Plat approval and for Wetland, Steep Slope and Tree Removal permits for a proposed 3 lot major subdivision of an approximately 25 acre parcel of property located on the south side of Teatown Road, approximately 5,000 feet east of Quaker Ridge Road, as shown on a 3 page set of drawings entitled "Preliminary Plat" latest revision dated July 1, 2019, a 2 page set of drawings entitled "Existing Tree Survey" latest revision dated April 8, 2019 and a drawing entitled "Access Study/Preliminary Plat" dated September 26, 2019 all prepared by Ralph G. Mastromonaco, P.E.

Dear Mr. Perazio,

With respect to the above referenced project, as designed at this time, it does not appear that any other State or Federal permit will be required. The Town of Cortlandt Planning Board requests that you review the project under a general State Environmental Quality Review (SEQRA) process.

If you have any questions concerning this application please contact my office.

Sincerely,

Chris Kehoe, AICP
Deputy Planning Director

CRK/crk



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October 21, 2019

New York State Office of Parks, Recreation & Historic Preservation
Peebles Island, P.O. Box 189
Waterford, New York 12188-0189

RE: **PB 2018-23** Application of Mahlab Family Realty, LLC for Preliminary Plat approval and for Wetland, Steep Slope and Tree Removal permits for a proposed 3 lot major subdivision of an approximately 25 acre parcel of property located on the south side of Teatown Road, approximately 5,000 feet east of Quaker Ridge Road, as shown on a 3 page set of drawings entitled "Preliminary Plat" latest revision dated July 1, 2019, a 2 page set of drawings entitled "Existing Tree Survey" latest revision dated April 8, 2019 and a drawing entitled "Access Study/Preliminary Plat" dated September 26, 2019 all prepared by Ralph G. Mastromonaco, P.E.

Please find enclosed herewith the above referenced drawings. This project is currently pending before the Town of Cortlandt Planning Board for Preliminary Subdivision approval. The Town of Cortlandt Planning Board is requesting your review and comment on the proposed project for any potential impacts on historical/archaeological resources.

If you have any questions concerning this application please contact my office.

Sincerely,

Chris Kehoe, AICP
Deputy Planning Director

CRK/crk

cc: w/out encs. Linda D. Puglisi, Town Supervisor
Richard H. Becker, Town Board Liaison
Members of the Planning Board
Michael Cunningham, Esq., Assistant Town Attorney
Mike Preziosi, P.E., Director of Technical Services
Ralph G. Mastromonaco, P.E.
Mahlab Family Realty

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13 Dove Court, Croton-on-Hudson, New York 10520
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Civil / Site / Environmental
www.rgmpepc.com

To: DOTS Director
Michael Preziosi, PE
C.A.C. Director of Technical Services
Chris Kehoe, Director of Planning
A.R.C.

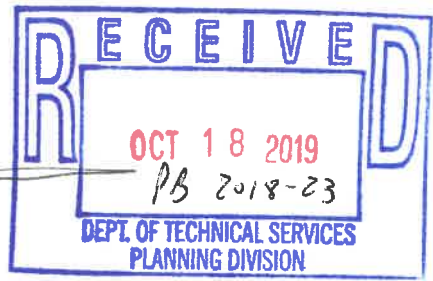
From: Ralph Mastromonaco, PE

Date: October 18, 2019

Re: Mahlab Subdivision - Sight Distance

Sent 10/21/19

Ralph Mastromonaco



Our recent traffic data indicated a 30 mph range for the 85% speed limit – however, there were hardly enough cars to give proper results and the sensors may have been tampered with.

In any case, you believe the speed limit is 30 mph on the roadway and we can accept that.

The Town requires 200 feet sight distance for driveways. We can meet that requirement when we have three individual driveways as we show on our application.

But, as you asked us to study a combined roadway we would then need AASHTO's 335 feet sight distance for 30 mph design speed. There is no easy way of obtaining 335 feet since it would require major excavation of the entire frontage.

I attach screen shots of both frontages for your convenience.

Thus – we would remain in adherence to our three (3) driveway plan and believe it has the least impact and hope you agree. I am also hoping that you can discuss this with us prior to the PB meeting.

