



Since 1954

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September 23, 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 respectfully submit the following comments in my continuing review of the referenced subdivision on behalf of the neighboring homeowners as noted in my letter to the Board on April 19, 2022.

STORMWATER MANAGEMENT and EROSION AND SEDIMENT CONTROL

In review of the sheet 2 of 3 submitted by Cronin Engineering I have the following comments:

1. No stormwater calculations were provided with the submission.
2. Plan shows point discharge from pipes onto neighboring private property.
3. These pipes outlet onto a 1 on 1 (50%) slope. This will cause severe erosion. This outlet requires a level spreader and outlet protection designed in accordance with the state guidelines.
4. Sheet 2 of 3 shows the cultecs 330 XLHD connected to the roof leaders. These units are 30 inches high. The plan states for instance the bottom elevation is 127 and an overflow elevation of 128.5. Therefore, the units will only fill to 60% capacity. Was this 40% reduction used in the calculations.
5. The driveway was not provided with a drain. Therefore, there will be an increase in offsite runoff due to all the driveway running into Sycamore Court. At the very least a trench drain should be provided to prevent runoff into the street. This drain could be piped to the nearby CB.
6. Providing a trench drain will also prevent the street from icing in the winter. Runoff from the steep driveway will have a velocity such that water will run past the edge of pavement into the roadway and will cause ice to build in the winter.

LANDSCAPING

1. There is a large 24" oak and an 8" maple in Sycamore Ct. not shown on the tree removal list. These trees will be removed for the construction of the driveway. Additional plantings should be added to replace these trees and screen the new construction from the street.

Thank you for your consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'ES', with a long horizontal flourish extending to the right.

Eliot Senior, P.E., L.S.