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DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION

Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

January 19, 2018

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

PB 6-15

Re: JMC Project 14088
Proposed Specialty Hospital
2016 Quaker Ridge
Town of Cortlandt, New York

Copies 7

- Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C. via e-mail
- A.P.C.
- Applicant
- _____
- _____

Response to Comments from Town Staff, Town Consultants, and the Public 1/23/18

Dear Chairperson Taylor and Members of the Board:

Enclosed please find the following documents which have been prepared in response to comments received from Town staff, the Town's consultants, and recent public comments.

1. Letter from JMC to Loretta Taylor, Chairperson and Members of the Town of Cortlandt Planning Board, dated January 19, 2018, responding to comments received from the Town's staff (memorandum from Chris Kehoe, AICP, Deputy Director Department of Technical Services, Planning Division, dated December 11, 2017, and memorandum from Michael Preziosi, PE, Director, Department of Technical Services, dated December 15, 2017). Includes "Landscape Buffer Plan" by JMC, revision dated 01/04/2018.
2. Letter from JMC to Loretta Taylor, Chairperson and Members of the Town of Cortlandt Planning Board, dated January 19, 2018, responding to comments from the Board's Traffic Consultant (Provident Design Engineering, letter dated October 26, 2017), including table and chart attachments.
3. Letter from Steve Marino, PWS, Tim Miller Associates, Inc. to Chris Kehoe, AICP, dated December 7, 2017, responding to the Town's Wetlands Consultant (Sven Hoeger) wetland delineation confirmation, noting that in general Mr. Marino's delineation and Mr. Hoeger's are the same.
4. Letter from Leggette, Brashears & Graham, Inc. to the Board's Hydrogeological Consultant (William Canavan, HydroEnvironmental Solutions, Inc.), revision dated December 20, 2017, describing the pumping test plan for the two proposed wells on the Specialty Hospital property.

5. Letter from Leggette, Brashears & Graham, Inc. to Steven Laker, revision dated December 20, 2017, which includes responses to the Board's Hydrogeological Consultant comments, dated December 4, 2017, and to comments from Citizens for Responsible Hudson Institute Site Development Inc.'s hydrogeologist, Langan, letter dated October 11, 2017.
6. Letter from Leggette, Brashears & Graham, Inc. to Michael Shannon, dated December 13, 2017, summarizing an evaluation and inspection of Mr. Shannon's well, as requested by Mr. Shannon.
7. Letter from WSP USA, Inc. (formerly Leggette, Brashears & Graham, Inc.) to Steven Laker, dated January 9, 2018, providing further responses to Citizens for Responsible Hudson Institute Site Development Inc.'s hydrogeologist, Langan, letter dated October 11, 2017.
8. Letter from JMC to Loretta Taylor, Chairperson and Members of the Town of Cortlandt Planning Board, dated January 19, 2018, responding to comments received from the Town of New Castle, letter dated November 14, 2017.
9. Letter from JMC to Loretta Taylor, Chairperson and Members of the Town of Cortlandt Planning Board, dated January 19, 2018, responding to recent public comments received.

Also included with this submission are the following drawings by Ralph G. Mastromonaco, PE, PC, Consulting Engineers:

<u>Sheet No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
	Cover Sheet	
1	Grading Plan	January 8, 2018
2	Utility Plan	January 8, 2018
3	Driveway Improvement Plan	January 8, 2018
4	Lighting Plan	January 8, 2018
5	Fire Access Plan	January 8, 2018
6	Proposed Disturbance Plan	January 8, 2018
7	Erosion Control Plan/Details/Notes	January 8, 2018

We look forward to reviewing the project with the Board at the January 30, 2018 work session.

Thank you.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Richard P. Pearson, PE, PTOE
Senior Associate Principal



Robert B. Peake, AICP
Project Manager

cc: Mr. Steven Laker
Robert Davis, Esq.
Mr. Ralph Mastromonaco, PE
Robert Schonfeld, Esq.
Randolph McLaughlin, Esq.

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