

Right to Know/FOIL

Information contained herein is compiled and made available for informational purposes only. While every effort has been made to provide correct and timely information neither the Town nor its employees or agents assume any legal liability or responsibility for the accuracy, scope or timeliness of its content. The Town reserves the right to alter or remove any material or information posted or contained on this website without notice. The DRAFT Resolutions and documentation herein are for the convenience of the Board and should not be construed as an indication as to how the Board will vote. The Resolutions are only proposed and do not become final until approved by a majority of the Board.

RECEIVED

Chris Kehoe, Deputy Director
Michael Preziosi, PE
Town Hall
1 Heady Street
Cortlandt Manor, New York 10567

Copies 1 Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant

March 20, 2018

Hand Delivered

Re: Meenan Oil Co. LP
Section 22.19, Block 1, Lot 4,
Town of Cortlandt, New York

Dear Chris:

Please find enclosed the following information:

Sent 3/22/18

1. Two (2) copies of Topography of Property Prepared for Meenan Oil Co. LP by TC Merritts Land Surveyors revised May 5, 2017,
2. Two (2) copies of Site Plan drawings by this office as follows:
 - a. Overall Map prepared for Meenan Oil Co. LP, dated May 18, 2017 revised March 12, 2018, Sheet 1 of 3 Sheets,
 - b. Site Plan Proposed Building prepared for Meenan Oil Co. LP, dated May 18, 2017 revised March 12, 2018, Sheet 2 of 3 Sheets,
 - c. Details / Notes Proposed Building prepared for Meenan Oil Co. LP, dated May 18, 2017, revised March 12, 2018, Sheet 3 of 3 Sheets,

We received comments from Michael Preziosi, P.E. by a Review Memorandum dated July 12, 2017 and offer the following information:

Comment 1: This property is located in FEMA Flood Zone AE. The Base Flood Elevation to be used shall be the more restrictive of the preliminary (el. 10') and effective (el. 7') FIRM panels. The applicant shall submit the permit information as required in Chapter 175-12 "Permit Application" and 175-15 "Standards for all Structures" and 175-17 "Non-Residential Structures" of the Flood Damage Prevention Law of the Town Code to the satisfaction of the Director of Technical Services. The elevation as shown 7'-0" is incorrect. The proper zones and locations of the limits of moderate wave action must also be shown on the plans.

Response 1: FEMA has abandoned its preliminary mapping due to errors found by the recent NYC appeal. There is no moderate wave action indicated on the applicable FEMA maps – probably because the site is in the protected bay.

In any case, the building elevation was raised to elevation 9 feet which conforms to all codes since it is 2 feet higher than the 100 year flood elevation.

Comment 2: A certification that the existing onsite wastewater treatment system meets the design flows of the proposed uses and is in working condition and acceptable by the WCDOH is required. Furthermore all separation distances to wastewater sources in accordance with the WCDOH Rules and Regulations shall be met and shown on the site plan.

Response 2: **The septic system will remain the same. We show a possible area for future expansion though no plans to expand are proposed. If needed we can provide WCDH information for the Building Permit phase of this project.**

Comment 3: The source of the potable water supply must be verified. The location of the well and size and type of the supply line must be indicated on the plan. In addition depending on the type, use and occupancy of the building, a fire protection system may be required. The Applicant is referred to the NYS Uniform Fire Prevention and Building Code (2015 IFC and 2016 State Supplement).

Response 3: **The water supply is from a private well. The relocated well is shown on the plan. Upon building permit we will provide the necessary permits from WCDH.**

Comment 4: Means of egress for the proposed buildings shall be shown on the site plan. The architectural layout shall be superimposed on the site plan. The building shall also be adequately dimensioned.

Response 4: **The architectural layout is shown on the revised plan and the building is dimensioned. Egress is shown as well.**

Comment 5: The existing roof over concrete structure as shown on the plans appears to interfere with the western most proposed garage bay.

Response 5: **The proposed structure is in a different location on the revised plan than the older plan that your memo was based upon.**

Comment 6: Show all existing and proposed on-site utilities including but not limited to propane tanks, natural gas, above ground oil tanks, electric, domestic water, storm and sanitary. Fire flow requirements may dictate on-site storage.

Response 6: **Additional information is shown on the revised plan.**

Comment 7: The plans must reflect the source of the property survey, topographical information and reference the appropriate FEMA FIRM panels. Provide a copy of the site survey prepared by a licensed professional land surveyor.

Response 7: **A topographical survey was conducted by Thomas C. Merritts Land Surveyors, PC and a copy is provided herewith. It should be noted that two (2) copies of a survey were submitted with the application to the Planning Board. The FIRM panel is noted on the plan.**

Meenan Oil – Site Plan Application

Comment 8: The Applicant must provide additional details as to vehicle access and circulation on-site. Indicate location of spaces, handicap parking requirements and provide details of the same.

Response 8: The location of vehicle spaces and handicap parking are shown on the revised plan.

Comment 9: The plans must be revised to show the location of any onsite refuse and a detail of an enclosure must also be provided.

Response 9: The relocation of Refuse / Recycle are shown on the revised plan. An enclosure is not needed as the site is not near residential areas.

Comment 10: The zoning compliance table shall be updated to accurately reflect building, development and landscape coverage for the entire site. Similarly zoning setbacks shall be shown on the site plan.

Response 9: Zoning Setbacks are shown on the revised drawings. There is no requirement for landscape coverage in the M-1 District.

Comment 11: Three trailers are shown to be located on lands owned by the Metro North. No encroachment on adjoining properties shall be permitted.

Response 11: The trailers are shown to be relocated.

Comment 12: The outfall location of the onsite drain inlets is not shown. Furthermore this operation may require coverage under the SPDES Multi-Sector General Permit for Industrial Activities.

Response 12: Outfall locations have been shown on the revised plan.

Comment 13: Proposed total limits of disturbance must be shown on the site plan. There are onsite monitoring wells which may be disturbed during construction.

Response 13: Limits of Disturbance have been shown on the revised plan.

Comment 14: Provide standard construction details.

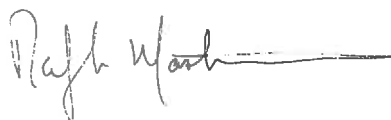
Response 14: Details are provided on the revised plans.

Comment 15: All plans must be signed and sealed by the design professional.

Response 15: Revised plans are signed and sealed.

We are requesting placement on the agenda of the April 3, 2018 meeting of the Planning Board and Public Hearing for continuation of our Site Plan Approval and Wetland Permit application.

Ralph G. Mastromonaco, PE



Cc: Phil H. Cerrone, R.A.