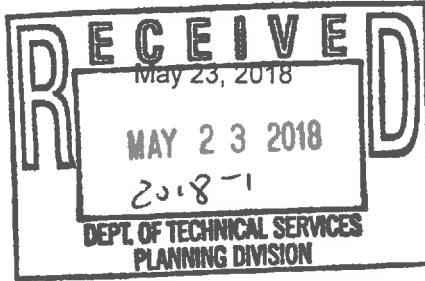


Right to Know/FOIL

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Ms. Loretta Taylor, Chair
Town of Cortlandt Planning Board
Town Hall, 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

**Re: Site Development Plan Application
Sustainable Materials Management, Inc. ("SMM")
2 Bayview Road
Cortlandt, New York
Tax Map Designation: 22.19-1-1**

Dear Chair Taylor and members of the Planning Board:

Find enclosed twelve (12) copies of the following information for the above-referenced project:

Sent 5/24/18

- "Site Plan for Sustainable Materials Management, Inc.", dated January 24, 2018, revised May 23, 2018

The following are responses to the comments received at the May 1, 2018 Planning Board meeting and a subsequent meeting with Town Staff (Planning, Engineering & Code Enforcement) on May 9, 2018, which have been incorporated into the plans:

1. The trees to be removed have been indicated on the site plan. There are 46 existing trees proposed to be removed. We believe none of these trees would be considered "specimen" as many are sumac trees. It is my understanding that Bartlett Trees have been asked to provide a proposal to perform a tree report.
2. There is sufficient access for firematic response. The entrance to the facility will have two (2) rolling gates, each 20-ft. wide for a 40-ft. wide opening. The swing gate at the commercial entrance to the entire property will be replaced with a motor slide gate. Fire Department Lock Boxes will be provided and located per their requirements. Both entrances and the vehicle path to the facility are more than sufficient to accommodate emergency vehicles/fire trucks. There is also sufficient area/space for turning movements within the composting facility as well as outside the composting facility in the CRP yard. This information has been shown on the plans.
3. The on-site subsurface wastewater treatment system will not be impacted by the proposed composting facility as there will be no new employees hired. Existing CRP employees will be trained to work the composting facility. Employees working the composting facility will utilize the existing restroom located at the CPR office building.
4. Any air quality permits that may be required for the equipment (i.e. screener, grinder, hopper, etc.) to be utilized for the composting facility will be secured from the proper agency(s) (i.e. WCDH) as required.
5. The separation between the bins will be composed of concrete blocks (2'w x 2'h x 6'l) that will be 10-ft. high. A detail of the concrete blocks and the proposed fencing have been added to the plans.

6. There is an existing handicapped parking space located in front of the office.

The following are responses to the comments provided in the memorandum prepared by Martin G. Rogers, P.E., Director, Code Enforcement and Holly Haight, Senior Fire Inspector on February 15, 2018:

1. The site plan indicates compliance with 2015 IFC Section 315.4 Outside Storage. Combustible material is specifically required to be 10-ft. from any property line and pile heights are not to exceed 20-ft. All points of the composting facility are a minimum of 10-feet from all property lines and pile heights are 12-ft. maximum. A "10-ft. min. typ." dimension from the property line to the concrete block bins has been added to the site plan.
2. The site plan indicates compliance with 2015 IFC Section 503 and Appendix D. Specifically, road surface, roadway width, road grade, access, etc. meet the minimum requirements. Since the last submission and our subsequent meeting, the layout has been revised to show that there is access to every portion of the facility by fire apparatus with a maximum hose pull length of 150-ft. In addition, there is a 10-ft. wide access path between the proposed security fencing located at the property line and the concrete block bins. The fire apparatus turn around maneuver has been shown, which indicates the fire truck has plenty of room to pull fully into the site and turn around so backing out is not required.
3. The site plan indicates compliance with 2015 IFC Chapter 28. Portable fire extinguishers will be provided as required per Section 2804.3. A note to address this has been added to the site plan. All bins/bays are dimensioned and comply with Section 2808.3. Since the last submission and our subsequent meeting with staff the layout has been revised comply with the maximum pile length requirement of 250-ft. by separating them with fire access roads. Each bin/bay is dimensioned and the maximum proposed pile height is 12-ft., maximum pile width is 55-ft. and maximum pile length is 185-ft.

We look forward to the site inspection scheduled with the Planning Board on Sunday June 3, 2018 and are hopeful a public hearing can be scheduled at the June 5, 2018 Planning Board meeting for the July meeting. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer

enclosures

cc: Anthony Carbone, Sustainable Materials Management, Inc., Owner/Applicant, w/enclosures
Joanne V. Wiley, Wiley Associates, Inc., Facility Management Consultant
File: Carbone-2 Bayview Rd-Cortlandt-Site Plan-Letter-PB 3rd Submission-20180523.doc

