

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.



TOWN OF CORTLANDT
 DEPARTMENT OF TECHNICAL SERVICES
 ENGINEERING DIVISION

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

Town Hall, 1 Heady Street
 Cortlandt Manor, NY 10567
 Main #: 914-734-1060
 Fax #: 914-734-1066

Town Supervisor
 Linda D. Puglisi

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

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



REVIEW MEMORANDUM

Town of Cortlandt Planning Board

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

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

Date: July 23, 2018

RE: PB 2018-05 3120 Lexington Avenue

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

I have reviewed the following documents:

- Sheet LP-1 entitled "Landscape Plan" prepared by Sherwood & Truitt LLC dated last revised 6/24/2018
- Sheet C-1 entitled "Site Plan" and Sheet C-2 entitled "Details" prepared by Hudson Engineering and Consulting P.C. dated last revised 6/25/2018.
- Stormwater Management Plan & Drainage Analysis prepared by Hudson Engineering and Consulting P.C. dated last revised 6/25/2018.
- Five page drawing set prepared by Heike A. Schneider dated 6-20-18

Applicant
 Sent 7/31/18

And offer the following comments to the Applicant.

General Comments

1. The Applicant is proposing to convert the disturbed wetlands area into an asphalt pavement area (30-ft from edge of building and gravel pave area (24-ft) with a "Doublewall" retaining wall along the wetlands perimeter to delineate and define future encroachment.
 - a. Temporary encroachment is acceptable in order to re-skin and repair the building. Once completed all disturbed areas shall be restored to native wetland conditions. There is no reason to have extensive paved area behind the building. This area would be better served as a wetlands buffer, not only to allow for water to collect and dissipate but also to enhance and provide a wetlands buffer. Recommendation is made to the Town's Planning Board to only

permit the minimal amount of pavement necessary to meet building accessibility requirements. The remaining paved surface areas shall be removed and enhanced with wetlands plantings and act as a buffer. The landscape plan shall be revised to reflect said planting.

- b. I am in agreement that the wetlands edge should be permanently delineated. The "Doublewall" retaining wall system is one such way. I recommend the plans be revised to permanently delineate the wetlands limits in accordance with NYSDEC guidelines.
 - c. The Applicant is advised that the NYSDEC will require the wetlands be flagged by their personnel or approved soil scientist. Correspondence including a verification statement has already been circulated by their staff. All wetlands flagging shall be captured by a licensed professional land surveyor and proposed development plans revised. Prior to submitting a permit application to the State, the Town of Cortlandt shall review and be copied on all correspondence
 - d. Submit a narrative addressing all items contained in Town Code 179-10. These are the minimal requirements of a wetlands mitigation plan. The Applicant is also advised that they shall submit an environmental assessment to discuss endangered and threatened species. The NYSDEC provide an environmental mapping tool on their website.
 - e. A Wetlands Monitoring Protocol shall be developed and forwarded to the Town's Wetland Consultant for review. Wetlands shall be inspected annually for a period of 5-years. The Applicant is advised that they will be required to fund consultant expense by establishing an escrow account.
2. The OWTS overlaps with the existing water service as shown on the site plan. Plans must be revised accordingly.
 3. The site plan and elevations shall be coordinated to ensure that all ADA Accessibility requirements have been met. Provide drop curb details at area near proposed handicap parking.
 4. The Applicant is advised that they must request parking waiver in accordance with Town Code Chapter 307-34.1.
 5. A construction cost estimate for site development shall be submitted. A 5% construction inspection fee is required. The estimate of \$100,000 needs to be itemized.

Comments Pertaining to Landscape Plan LP-1

6. An English Oak, Colorado Spruce and 3 White Spruces are proposed to be installed near drainage infrastructure along the eastern property line. It is recommended that screening be provided to buffer the adjoining property as opposed to these trees which should be located elsewhere onsite.
7. Provide a plant list for mixed small wetland plantings area designated on the plans. Refer to comment 1 above. These areas shall be enhanced to provide buffering.
8. The Applicant is advised that a tree planting security in the amount of 2 times the cost of plant material will remain in effect for a period of 2 years from the date of the issuance of a certificate of occupancy.

9. The Applicant is advised that a license agreement will be required for all temporary and permanent work within the Town right-of-way.
10. The revised Landscape Plan will be referred to the Town's Conservation Advisory Council for general comment.

Comments Pertaining to Elevations

11. Missing lighting details such as base and pole height. Overlap photometric on site plan to show if there is light trespass to adjoining properties.
12. Elevations and floor plan show overhead doors to rear and north side of the building which would lead to wetland areas. What is the purpose of these overhead garage doors? Delivery has been discussed to occur on the south side of the building near existing loading docks? Will these doors be used to store material and equipment outside within the wetlands area? Refer to comments above.
13. Provide insets for proposed wall signage.

Additional comments will arise upon further review. Error or omission does not mean acceptance by the Town.

Cc: Applicant
NYSDEC – Michael Grosso / Joshua Fisher
Michael Stein - HEC
HS – Project Architect
Director – Code Enforcement

W:\Planning Board\PB 2018-05 (3120 Lexington)\2018-07-23 PB 2018-05_Site Plan Review Memo (MP_Engineering).Doc



**BARTLETT
TREE EXPERTS**
SCIENTIFIC TREE CARE SINCE 1907

**2240 SAW MILL RIVER ROAD
ELMSFORD, NY 10523
(914) 592-4520
(914) 592-5068(FAX)**

Copies 1 Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director

..... C.A.C.
..... A.R.C.
..... Applicant
..... Item Ref: 147, Esy.
..... Ben Trutt
Sent 8/2/18

July 31, 2018

Town of Cortlandt
Attn: Chris Kehoe
1 Heady Street
Cortlandt Manor, NY 10547

Re: 3120 Lexington Avenue

Dear Mr. Kehoe

I inspected the property at 3120 Lexington Avenue in Mohegan Lake on July 31st to determine the accuracy of the trees indicated for removal and also any potential conflicts with other trees during construction. The request from the town stated the address was 3120 Lexington but the building was marked as 3100 Lexington Avenue. The plans provided show 6 trees to be removed and all 6 trees were marked in the field with pink ribbon. There was some discrepancy in the actual diameters of the trees but it was only a few inches on each tree and doesn't make any huge difference.

- 1) 16" Red Maple with storm damage and very little live growth- poor condition.
- 2) 10" Ash tree in severe decline with potential Emerald Ash Borer damage in poor condition.
- 3) 15" Ailanthus in fair condition, but also considered an invasive species.
- 4) 13" Black Locust with a significant lean and in fair to poor condition.
- 5) 18" Black Locust with a very thin crown density and in poor condition.
- 6) 16" Black locust in decent condition but not of any specimen or protected status.

The trees marked on the plans and in the field did not have any species or individuals that would warrant special consideration or protections.

I did not see any trees in the areas of the property adjacent to the limits of disturbance that would be negatively impacted or damaged.

There is one tree at the roadside of the building that is a 9" Black Walnut. The plans do not show it as a removal and it is in the immediate foot print of the building. If this tree is remaining during construction, it should have tree preservation fencing installed around the drip line to prevent soil compaction, be properly pruned away from the building and the 12' area around the trunk mulched with woodchips to help preserve the tree health during construction.

Black Walnut side of building





Black Locust and Ailanthus at back of building.

Please feel free to let me know any questions.

Trevor Hall
ISA PD 0269
NYSDEC C3809904

