

Right to Know/FOIL

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RALPH G. MASTROMONACO, P.E., P.C.

Civil / Site / Environmental

RECEIVED
FEB 21 2018

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**DEPT. OF TECHNICAL SERVICES
PLANNING DIVISION**

Chris Kehoe, Deputy Director
Department of Technical Services, Planning Division
Town Hall
1 Heady Street
Cortlandt Manor, New York 10567

Copies 7 Planning Board

..... Town Board February 20, 2018

..... Zoning Board

..... Legal Dept.

..... DOTS Director

Hand Delivered

..... C.A.C.

..... A.R.C.

..... Applicant

..... _____

..... _____

Sent 2/22/18

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

PS 2017-6

Dear Chris:

Please find enclosed the following information:

1. Twelve (12) copies of Site Plan drawings by this office as follows:
 - a. Overall Map prepared for Meenan Oil Co. LP, dated May 18, 2017 revised February 16, 2018, Sheet 1 of 4 Sheets,
 - b. Site Plan Proposed Building prepared for Meenan Oil Co. LP, dated May 18, 2017 revised February 16, 2018, Sheet 2 of 4 Sheets,
 - c. Details / Notes Proposed Building prepared for Meenan Oil Co. LP, dated May 18, 2017, revised February 16, 2018 Sheet 4 of 4 Sheets,
2. Twelve (12) copies of Architectural drawings by Philip H. Cerrone III, AIA entitled Renovations and Alterations to Meenan Oil Co., LLP dated February 7, 2018 as follows:
 - First Floor Plan Sheet A-1.0,
 - Second Floor Plan Sheet A-2.0
 - Elevations Sheet A-3.0,
 - Elevations Sheet A-4.0,

We received comments from the Planning Division Memorandum dated July 12, 2017 and offer the following information:

Comment 1: Comment is informational and no response is required.

Comment 2a: Dimension on the plan the westerly side yard setback. Change the zoning designation on the Zoning Compliance Chart to M-1A. Add the percent of landscape coverage to the Compliance Chart. Please note on the subject drawing the proposed square footage of the two story building.

Response 2a: The westerly yard setback is dimensioned. The Zoning Compliance chart is revised to show the District as M-1A. There is no Landscape Coverage requirement for the M-1 or M-1A District. The proposed building square footage is shown on the Site Plan as approximately 7,500 SF.

Comment 2b: Show any existing landscaped areas on the subject site plan.

Response 2b: There are no landscaped areas on the site.

Comment 2c: The subject drawing should show the proposed location, direction, power and time of any existing and proposed outdoor lighting. They shall also submit a photometric plan for the parking lot to ensure that site lighting is adequate and does not spill over to adjacent properties.

Response 2c: A photometric diagram of the proposed lighting is included on the Site Plan. The architect has chosen lamps for the sides of the building and these are shown on the detail sheet. Other security lighting is noted on the Site Plan as being regulated by the United States Coast Guard.

Comment 2d: The subject drawing shows 3 trailers located off of the property but within an existing fence line. The subject trailers shall be moved onto the subject property or evidence shall be provided showing them to be permitted to remain on the adjacent property.

Response 2d: The three (3) trailers will be moved to a new location or permission will be obtained.

Comment 2e: The applicant shall submit building elevation for all four building elevations and include information on the colors and materials to be used. In addition please provide a floor plan. This information will be provided to the Town's Architectural Advisory Council for review and comment.

Response 2e: The elevations and floor plan by Philip H. Cerrone III, AIA is provided herewith.

Comment 2f: The subject drawing should show any existing or proposed signs, both freestanding and wall mounted.

Response 2f: No new signs are proposed. The existing signs at the entrance are as required by the US Coast Guard and Homeland Security.

Comment 2g: The subject drawing shall be revised to show areas for both the delivery trucks and employees.

Response 2g: The revised drawing shows areas for parking of cars and trucks, however, parking areas are dynamic and spaces are not demarcated.

Comment 3: Comment is informational and no response is required.

Comment 4: **The subject property is located in the flood plain for the Hudson River. The appropriate flood plain elevations are shown on the subject drawing. The applicant states the first floor level in the FEMA Flood Zone AE will be 7 feet.**

Response 4: The flood plain elevation is shown, however, in consultation with the Department of Technical Services, Mr. Rogers and Mr. Preziosi, we revised the proposed first floor elevation on the current drawings to have a freeboard of 2-feet from the 100-year flood level of 7-feet. Therefore, the proposed first floor elevation is 9-feet.

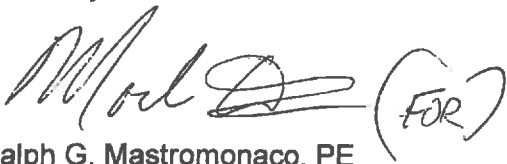
Comment 5: **Comment is informational and no response is required.**

Comment 6: **Comment is informational and no response is required.**

Comment 7: **Comment is informational and no response is required.**

We are requesting placement on the agenda of the March 6, 2018 meeting of the Planning Board for continuation of our Site Plan Approval and Wetland Permit application.

Sincerely,



Ralph G. Mastromonaco, PE

RGM/mte

Cc: Phil H. Cerrone, R.A.