

Right to Know/FOIL

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

Civil / Site / Environmental

Consulting Engineers

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Copies 1 Planning Board

Loretta Taylor, Chair and Members
Planning Board
Town Hall
1 Heady Street
Cortlandt Manor, New York 10567

..... Town Board May 23, 2018

..... Zoning Board

..... 1 Legal Dept.

..... 1 DOTS Director

Hand Delivered

..... C.A.C.

..... A.R.C.

..... Applicant

..... _____

..... _____

Sent 5/24/18

Attn: Chris Kehoe, Deputy Director

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:

1. Memo from this office to Michael Preziosi, PE dated May 16, 2018 responding to his emailed request for clarification.
2. Two (2) full size sets of the following drawings:
 - a. Overall Map prepared for Meenan Oil Co. LP, dated May 18, 2017 revised May 16, 2018, Sheet 1 of 3 Sheets,
 - b. Site Plan Proposed Building prepared for Meenan Oil Co. LP, dated May 18, 2017 revised May 16, 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,
3. Ten (10) reduced size drawings of the Site Plan Proposed Building prepared for Meenan Oil Co. LP, dated May 18, 2017 revised May 16, 2018, Sheet 2 of 3 Sheets,

The above drawing has been revised to show the fence requested by Michael Preziosi, P.E. in his May 1, 2018 comment email.

I believe we addressed all of the comments by Mr. Preziosi submitted to us on May 1, 2018.

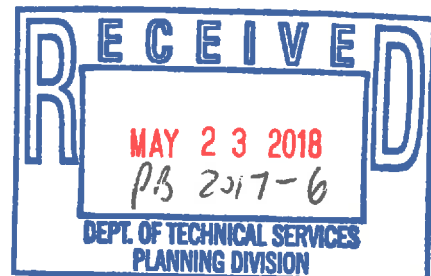
We are requesting placement on the agenda of the June 5, 2018 meeting of the Planning Board for Site Plan Approval and Wetland Permit Approval.

Sincerely,

Ralph G. Mastromonaco, PE

RGM/mte

Cc: Phil H. Cerrone, R.A.
Michael Preziosi, P.E.





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Michael Preziosi, PE
Director DOTS

From: Ralph G. Mastromonaco, PE
Re: Meenan Oil / Site Plan Application
28 Bayview Road (Tax ID 22.19-1-4)
PB 2017-06
Date: May 16, 2018

These are responses and requests for clarification or acceptance, as follows:

Comment 1. This property is located in FEMA Flood Zone AE. FEMA is updating base flood elevations (BFE). Preliminary Flood Insurance Rate Maps (FIRMs) show a proposed elevation increase. The Applicant and their Design Professional have been advised that the more conservative of the existing versus preliminary base flood elevation should be designed to as recommended by FEMA until the preliminary maps become effective.

The Applicant is once again advised that if the preliminary panel becomes effective prior to the issuance of a building permit, that the plans will need to be revised in accordance with the Rules and Regulations of FEMA's National Flood Insurance Program (NFIP) and Chapter 179 of the Town Code.

Therefore prior to the Chairwoman signing the site plan, the Property Owner / Applicant and Design Professional shall submit a signed and notarized letter stating that they are aware that FEMA has released preliminary updates to their FIRMs and the Applicant has been advised by the local flood plain administrator that it is recommended that more conservative of the elevations be designed to and that the Applicant has chosen to design to the effective base flood elevation in accordance with the current NFIP and Uniform Code requirements.

Response: There are no active Preliminary FEMA Maps any longer – the first draft of the maps have been withdrawn or otherwise abandoned – I sent information on this matter to you earlier. There is no need to provide notarized statements since the owner will conform to the Codes in effect at the time of the Building Permit.

Comment: 2. Prior to the issuance of a building permit for this property, 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.

Response: The proposed building is 2 feet above the FEMA flood elevation and the Owner will comply with the Town Codes, if applicable. Our reading of the Flood Prevention Law does not require any further permits or actions regarding this application.

Comment 3. Prior to the issuance of a building permit 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.

Response: The Owner agrees to the Comment.

Comment 4. Prior to the issuance of a building permit, the Applicant shall submit copies of all petroleum bulk storage permits administered by Westchester County and NYSDEC for onsite fueling of vehicles.

Response: The Owner will provide these public records as noted.

Comment 5. Prior to the issuance of a building permit, the Applicant shall submit all WCDOH approvals and permit for the proposed well. The Applicant is advised that 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: The Architect will be notified of this Comment.

Comment 6. Prior to the Chairperson signing the site plan, revise the plans to incorporate the following:

- a. Relocation of the southern fence to the property line and removal of all encroachment. The Applicant shall restore all disturbed areas in a manner satisfactory to the current property owner (New York Central and Hudson River Railroad).*

Response: The Site Plan shows a new fence. The railroad is not a party to this application and we should not have to provide letter from this outside agency to obtain Site Plan approval.

- b. Number and type of vehicles proposed to be stored onsite.*

Response: The Site Plans show such detail.

- c. Employee parking spaces.*

Response: The Site Plans show such detail.

- d. Onsite utilities such as fuel storage location (i.e. northern concrete pad labeled on the plans).*

Response: The Site Plans show such detail as requested.

- e. *Note: Trailers that are stored for more than 180 days are not temporary and will require building permits through the Department of Technical Services - Office of Code Enforcement and meet all requirements of the NYS Uniform Code.*

Response: These storage boxes are not trailers as envisioned by the NYS Uniform Code and are permitted in the M-1 zone. We don't see a regulation as you describe. Please provide the code reference that we may comply.

Group 7. Revise the detail sheet to show the following:

- a. *Line striping and signage for the truck parking area and employee parking areas including handicap spaces.*

Response: The Site Plans show the storage of trucks and parking.

- b. *Dumpster enclosure.*

Response: The small dumpsters are not visible to the public in this manufacturing area. The Site Plan shows them on the retained concrete slab.

- c. *Provide standard construction details.*

Response: These are shown on the Site Plans.

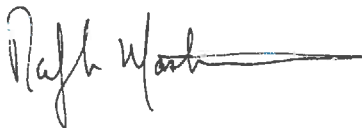
8. *Prior to the issuance of any building permit, the Applicant shall obtain the required coverage under the SPDES Multi-Sector General Permit for Industrial Activities or written non-jurisdictional determination from the NYSDEC.*

Response: The Site is covered under SPDES presently. There is no multi-sector activity on the site – it is a single use. The disturbance is less than 1 acre thus there is no amendment needed. (Permittee Name: MEENAN OIL CO INC Facility Name: MEENAN OIL CO Ind. Code: 5171 County: WESTCHESTER DEC ID: 3-5522-00155/00001 SPDES No.: NY0025569 Permit Effective Date: 1/1/2018 Permit Expiration Date: 12/31/2022)

9. *Prior to the Chairperson signing the site plan submit a 5% Construction monitoring fee for all site improvements.*

Response: The Owner will be so notified.

Submitted by:



Ralph G. Mastromonaco

Cc: P. Cerrone, R.A.