

Right to Know/FOIL

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Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

June 20, 2018

Chris Kehoe, AICP
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Re: JMC Project 14088
Proposed Specialty Hospital
2016 Quaker Ridge Road
Town of Cortlandt, NY

Offsite Well Monitoring Solicitation Materials

Copies 7

- Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____
- _____

Sent 6/26/18

Dear Chris:

We attach the following materials related to the off-site well monitoring program.

1. Offsite Well Monitoring Program solicitation letter, dated June 18, 2018.
2. Updated solicitation map, dated 06/20/2018.
3. Property Owner's Solicitation table.

Thank you.

Sincerely,

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC

Robert B. Peake, AICP
Project Manager

cc: David Douglas, Chairman and Members of the
Town of Cortlandt Zoning Board of Appeals
Mr. Steve Laker
Robert Davis, Esq.
Mr. Ralph Mastromonaco, PE
Robert Schonfeld, Esq.
Randolph McLaughlin, Esq.

P:\2014\14088\ADMIN\Kehoe Well Monitoring Solicitation 06-20-2018.docx



JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC



June 18, 2018

Property Owner

Via Certified and Regular Mail

RE: Hudson Ridge Wellness Center
Offsite Well Monitoring Program
Town of Cortlandt, New York

To whom it may concern:

LBG Hydrogeologic & Engineering Services, P.C., member of WSP (LBGHES) have initiated solicitation of homeowners having wells within 1,500 feet from existing Wells 1 and 2 at 2016 Quaker Ridge Road, Hudson Ridge Wellness Center (HR), Town of Cortlandt, New York, beginning April 12, 2018. The purpose of the solicitation is to collect information and data regarding their wells, which will be used after all necessary Town approvals have been granted to conduct a 72-hour pumping test of onsite wells and offsite monitoring program associated with the application of HR.

WELL MONITORING PROGRAM

HR will conduct an offsite well survey to collect information on neighboring wells. The data will be used to implement an offsite well monitoring program of up to 10 neighboring wells or more if required by the Town's Planning Board based on recommendations of the Town's consultant. Typically, the goal is to achieve "good spatial representation of monitor wells within the 1,500-foot radius". The monitoring program will be conducted by installing pressure transducer data loggers in select offsite wells and Wells 1 and 2 to document long-term trends in groundwater table fluctuations related to groundwater withdrawal during a 72-hour pumping test of Wells 1 and 2 in the near future. Following completion of the pumping test and offsite well monitoring program, a report will be provided to the Town for review and comment.

In order to be included in the program, the homeowner's well must be easily accessible (i.e., protruding above grade). **This letter further outlines the proposed monitoring program and if the property owner is interested in participating in the program, he or she is requested to return a signed permission form (attached) no later than June 29, 2018. If permission is granted, a representative from LBGHES will conduct a site visit to evaluate access to the well.**

Once permission is obtained from owners of 10 private wells (or more if required by the Town's Planning Board based on recommendations of the Town's consultant) that are not geographically clustered together and that provide representative coverage, LBGHES will notify the Town of the properties where permission has been given to be potentially included in the monitoring program. LBGHES and the Town's consultant will jointly determine which homeowners will be included in the program. Upon Town approval, LBGHES will initiate the pumping test and monitoring program.

LBG HYDROGEOLOGIC & ENGINEERING SERVICES, P.C.
MEMBER OF WSP
4 Research Drive, Suite 204
Shelton, CT 06484

Tel.: +1 (203) 929-8555
wsp.com



The selected homeowner wells will be monitored using a dedicated pressure transducer or by hand-measurements if a pressure transducer cannot be installed due to obstruction in a well. The duration of the monitoring program will be approximately two weeks (prior to, during and after the 72-hour pumping test of onsite wells). The transducer allows for accurate water measurements to be taken at a greater frequency. This in turn produces a better water-level record, which highlights regional trends, daily water usage and any potential impact or interference from nearby wells.

The pressure transducer ("Troll") is easily installed by removing the well cap or opening the access hole in the well cap (depending on the type of well cap) and lowering the dedicated Troll down the well, setting the Troll 30 to 40 feet below the water table. The Troll is a small-diameter instrument that is attached to a cable on a reel to make it easy to install and retrieve. The small reel will remain next to the well during the program. A manual measurement of the depth to water using a clean electric dropline ("M-scope") will be performed during installation to confirm the water level measured by the Troll. The M-scope is a battery-operated instrument with a probe at the end of a depth-calibrated two-wire cable. Contact with the water in the well by the probe completes a simple electrical circuit, so that the exact position of the water level can be determined. Both the Troll and M-scope would be dipped in a chlorine solution for sterilization prior to lowering into the water table.

Once the water-level measurement is confirmed by the M-scope, the Troll will be programed to record water-level measurements every minute. The data will be stored on the device and retrieved daily using a laptop computer. During the retrieval, a manual water-level measurement using the M-scope will be performed to confirm the Troll reading.

The Troll and M-scope measurement procedure does not interfere with the normal use of the well. Because of the frequency of data collection, a sufficient number of measurements will be taken so that effects from normal operating cycles of the pump can be distinguished from any drawdown caused by the pumping of the study wells, if any.

LBGHES staff will be conducting the monitoring of the individual homeowner wells. A well contractor may be engaged (as needed) to assist in initially accessing wells or for the purpose of evaluating a water-supply complaint received from a property owner participating in the program. Permission will be requested from a homeowner prior to engaging a well contractor to replace or modify a well cap, if necessary, or to assist in any water-supply complaints regarding potential impacts from the HR water-supply wells. The methodology for selecting candidates has been reviewed and approved by the Town's expert consultant.

Appointments will be made with the property owners for the equipment installation. Each homeowner who has been chosen to participate in the monitoring program will be notified of the planned date for the equipment installation, and will be offered the opportunity to change the appointment for another time during normal working hours if they choose.

The Town's consultant will supervise the installation of the monitoring equipment and also download the raw data during the monitoring program to conduct his own evaluation. Any complaints from a homeowner will be jointly reviewed by LBGHES and the Town's expert.

Each participating homeowner will be provided with a report at the end of the pumping test and monitoring program, which will include a hydrograph of their water-level readings. The hydrograph is used to present the water-level data to property owners in a way that is typically easier for a well owner to interpret. The raw data can also be provided if requested by the well owner.



Such monitoring programs have been carried out successfully and without incident in your and other nearby communities. LBGHES is adequately insured in the event of any unforeseen difficulties. A copy of LBGHES' certificate of insurance has been provided to the Town.

There is no objection to observation by others. The owner may also retain at their own expense a qualified third party to install its own monitoring equipment in the well and collect duplicate water-level data for the owner. However, access to LBGHES monitoring equipment from a third party with the exception of the Town consultant, will not be permitted.

Should you have any questions, please do not hesitate to contact me directly at (475) 882-1704.

Kind regards,

LBG Hydrogeologic & Engineering Services, P.C.

Thomas P. Cusack, PG(NY)
Senior Supervising Hydrogeologist

TPC:cmm

Enclosure

cc: William Canavan

Robert Davis

Steve Laker

Town of Cortlandt

H:\Hudson Ridge Wellness Center\2018\Hudson Ridge Offsite Well Monitoring Program - Homeowner letter.docx



This will authorize representatives of LBGHES, acting on behalf of the Hudson Ridge Wellness Center, to enter upon my property for the purpose of installing water-level monitoring equipment in my water supply well, and to from time to time obtain water-level measurements from the installed device. I understand that I will receive copies of the data collected, as described above.

Signed: _____

Printed Name: _____

Address of Premises: _____

Telephone: _____

Date: _____

Mailing address if different:

Well Information (if available):

- General description of well location:

- Well depth _____ feet.

- Pump depth _____ feet.

(return to the attention of Thomas Cusack)



LEGEND

PROPERTY BOUNDARY

EXISTING WELL LOCATION

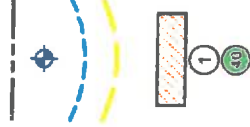
200 FOOT RADIUS

1,500 FOOT RADIUS - OFFSITE HOMES TO BE SOLICITED FOR PERMISSION FOR WELL MONITORING PROGRAM

DOCUMENTED WATER PRESSURE ISSUE

PROPERTY IDENTIFICATION NUMBER

SIGNED PERMISSION FORM



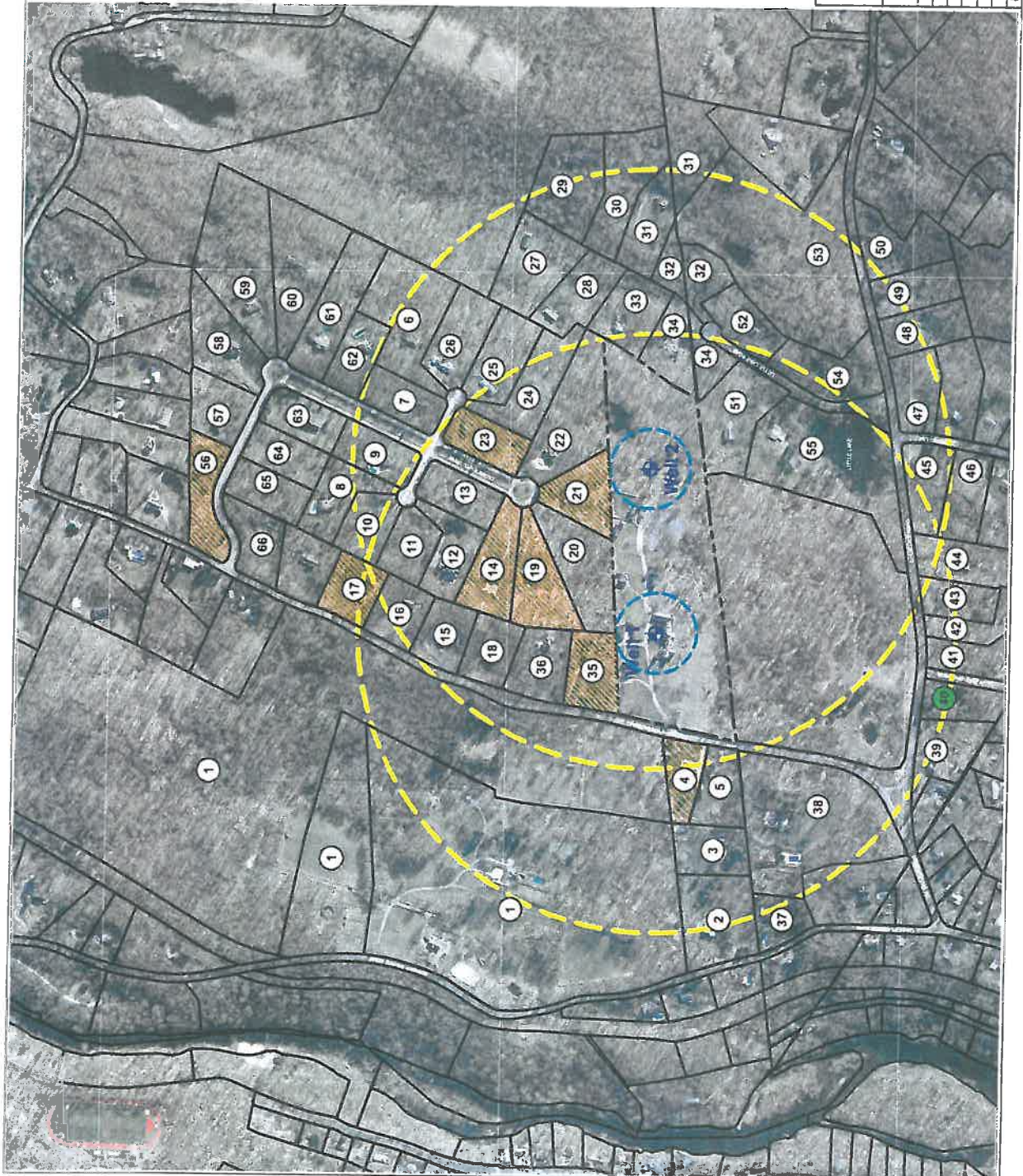
**HUDSON RIDGE WELLNESS CENTER
2016 QUAKER RIDGE ROAD
TOWN OF CORTLANDT, NEW YORK**

AREA MAP

DATE	REVISION	PREPARED BY	CHECKED BY	TPC	DATE	FIGURE
						1



WSP L.L.C.
4 Riverchase Drive
Suite 204
Shelton, Connecticut 06484
(203) 262-5555



**HUDSON RIDGE WELLNESS CENTER
2016 QUAKER RIDGE ROAD
TOWN OF CORTLANDT, NEW YORK**

Property Owner's Solicitation

Tax Lot ID#	Map	NAME/ADDRESS	Comment	Email Sent	Certified Mail Sent	Received signed permission form
<u>Cortlandt Tax Lots</u> 79.10-3-1 79.6-5-2	1	Rolling Stone Farm LLC 99 Quaker Bridge Road Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.10-3-2	2	Magnus Magnusson and Mary Wilshire 127 Quaker Bridge Road Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.10-3-3	3	Everett L. James, Jr. 133 Quaker Bridge Road Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.10-3-4	4	Stephen M. Hampton and Ju Kim Young 2013 Quaker Ridge Road Croton-on-Hudson, NY 10520	TPC – solicit 4/12, left form attached to mailbox Certified and Regular Mail sent June 18, 2018	N	Y	
79.10-3-5	5	Michael Arkin 2007 Quaker Ridge Road Croton-on-Hudson, NY 10520	TPC – solicit 4/12, left form in mailbox Certified and Regular Mail sent June 18, 2018	N	Y	
79.7-1-19	6	Leo and Beverly Von Reissig 6 East Quaker Hill Ct. Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.7-1-20	7	Victor & Loretta Kazim 47 Quaker Hill Drive Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.7-1-24	8	Jayne & Lee Karlin 4 Quaker Hill Court W Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.7-1-25	9	Matt & Judith Weinberg 40 Quaker Hill Drive Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.7-1-26	10	Evelyn & Nicholas Clarke 6 Quaker Hill Court W Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.7-1-27	11	Mark Leshner & Shelley Hurtuer 7 Quaker Hill Court W Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	

Tax Lot ID#	Map	NAME/ADDRESS	Comment	Email Sent	Certified Mail Sent	Received signed permission form
79.7-1-28	12	Polina Gerasimova & Sean Faulkner 5 Quaker Hill Court W Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.7-1-29	13	Manfred Roeschel & Colleen Kirk 3 Quaker Hill Court W Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.7-1-30	14	John & Katherine Fahey 74 Quaker Hill Drive Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.7-1-31	15	Vipul & Tasnim Nagrath 2038 Quaker Ridge Road Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.7-1-32	16	Max & Michelle Pfennighas 2048 Quaker Ridge Road Croton-on-Hudson, NY 10520	TPC – solicit 4/12, left form attached to mailbox Certified and Regular Mail sent June 18, 2018	N	Y	
79.7-1-33	17	Robert Dennard & Frances Bridges 2054 Quaker Ridge Road Croton-on-Hudson, NY 10520	TPC – solicit 4/12, left form attached to mailbox Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-1	18	Jingson Zhu 2034 Quaker Ridge Road Croton-on-Hudson, NY 10520	TPC – solicit 4/12, left form attached to mailbox Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-2	19	Emily Smith & Everette Dennis 76 Quaker Hill Drive Croton-on-Hudson, NY 10520	TPC – solicit 4/12, left form attached to mailbox Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-3	20	Charles & Lois Shapito 78 Quaker Hill Drive Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-4	21	Joel & Jill Greenstein 83 Quaker Hill Drive Croton-on-Hudson, NY 10520	TPC – solicit 4/12, left form attached to mailbox Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-5	22	Priscilla Bellows 81 Quaker Hill Drive Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-6	23	Edward Kim & Lindsay Minnis 3 Quaker Hill Court E Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-7	24	Lloyd Lynford 7 Quaker Hill Court E Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-8	25	Melissa & Eric Glickman 9 Quaker Hill Court E Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	

Tax Lot ID#	Map	NAME/ADDRESS	Comment	Email Sent	Certified Mail Sent	Received signed permission form
79.11-1-9	26	Mark & Janette Barth 8 Quaker Hill Court E Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-10	27	Richard & Jeanine Stavridis 27 Little Lake Run Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-11	28	Afejandro & Maris Shea 23 Little Lake Run Ossining, NY 10562	TPC – solicit 4/12, left form attached to mailbox Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-12	29	Davicin LLC 14 Little Lake Ridge Ossining, NY 10562	TPC – solicit 4/12, left form attached to mailbox Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-13	30	Paul McGlothlin & Mary Averill 10 Little Lake Ridge Ossining, NY 10562	TPC – solicit 4/12, left form attached to mailbox Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-14	31	John & Cathy Petito 10 Little Lake Ridge Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-15 (New Castle)	32	Thomas Evans & Molly Marion 3 Little Lake Ridge Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-16	33	John & Tammy Lamagna 15 Little Lake Run Ossining, NY 10562	TPC – solicit 4/12, left form attached to mailbox Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-17	34	Christopher & Antonia Simao 9 Little Lake Run Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-2	35	Michael & Carol Shannon 2022 Quaker Ridge Road Croton-on-Hudson, NY 10520	TPC sent email 4/18/2018 Certified and Regular Mail sent June 18, 2018	Y	Y	
79.11-1-19	36	Gordon & Wendy Moesch 2028 Quaker Ridge Road Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-20	37	Francis & Annie Lasalla 48 Quaker Bridge Road Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
New Castle Tax Lots						
79.10-1-5	38	Michael Levy & Jeffrey Von Wald 30 Quaker Ridge Road P.O. Box 220 Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.10-1-7	39	Dana Katselas 10 Glendale Road Ossining, NY 10562	TPC – solicit 4/12, left form attached to mailbox Certified and Regular Mail sent June 18, 2018	N	Y	

Tax Lot ID#	Map	NAME/ADDRESS	Comment	Email Sent	Certified Mail Sent	Received signed permission form
79.14-1-3	40	Thomas Murphy & Francine Jacobson 12 Glendale Road Ossining, NY 10562	TPC - solicit 4/12, left form attached to mailbox; permission received on 4/13	N	N	Y
79.14-1-5	41	Jacques Mommens 14 Glendale Road P.O. Box 67 Millwood, NY 10546	Certified and Regular Mail sent June 18, 2018	N	Y	
79.14-1-6	42	Lisa Fleck 18 Glendale Road Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.15-1-1	43	Alva Boehm 22 Glendale Road Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.15-1-2	44	Marcel & Julie Santoro 26 Glendale Road P.O. Box 672 Croton-on-Hudson, NY 10520	Certified and Regular Mail sent June 18, 2018	N	Y	
79.15-1-3	45	Warren Singh 2 Dawning Lane Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.15-1-4	46	Wayne & Kathy Nocero 8 Dawning Lane Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.15-1-14	47	Steven Klurfeld & Jane McManus 1 Dawning Lane Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.15-1-15	48	Gilbert & Andrea Cohen 50 Glendale Road Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.15-1-16	49	Mark & Garrett Cerulli, Trustees 56 Glendale Road Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.15-1-17	50	William & Joanne Hines 60 Glendale Road Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-1	51	David Weinberger & Susan Rukeyser 5 Little Lake Road Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	

Tax Lot ID#	Map	NAME/ADDRESS	Comment	Email Sent	Certified Mail Sent	Received signed permission form
79.11-1-3	52	Peter Schmid & Diana Vogt 6 Little Lake Road Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-9	53	Geraldine Van Dusen & Matthew Rosen 55 Glendale Road Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-10	54	Michael & Patricia Steuerer 2 Little Lake Road Ossining, NY 10562	Certified and Regular Mail sent June 18, 2018	N	Y	
79.11-1-12	55	Edward Claridge 29 Glendale Road P.O. Box 20H Scarsdale, NY 10583	Certified and Regular Mail sent June 18, 2018	N	Y	
Cortlandt Tax Lots 79.7-1-4	56	Marc & Beth Roth 7 Quaker Hill Drive Croton on Hudson, NY 10520	Certified and regular mail sent June 20, 2018	N	Y	
79.7-1-7	57	Pauline I. Gordon 19 Quaker Hill Drive Croton on Hudson, NY 10520	Certified and regular mail sent June 20, 2018	N	Y	
79.7-1-10	58	Jacque & Matthew Brabants 23 Quaker Hill Drive Croton on Hudson, NY 10520	Certified and regular mail sent June 20, 2018	N	Y	
79.7-1-15	59	Pasquale & Gilda Dedona 29 Quaker Hill Drive Croton on Hudson, NY 10520	Certified and regular mail sent June 20, 2018	N	Y	
79.7-1-16	60	Jamie L. Shenkman 31 Quaker Hill Drive Croton on Hudson, NY 10520	Certified and regular mail sent June 20, 2018	N	Y	
79.7-1-17	61	Christopher & Laura Labbate 35 Quaker Hill Drive Croton on Hudson, NY 10520	Certified and regular mail sent June 20, 2018	N	Y	
79.7-1-18	62	Brian Hunt 39 Quaker Hill Drive Croton on Hudson, NY 10520	Certified and regular mail sent June 20, 2018	N	Y	

Chris Kehoe

Copies ⁷ Planning Board

From: Emily Smith <etsmith@optonline.net>
Sent: Sunday, June 24, 2018 9:56 PM
To: Chris Kehoe; Michael Preziosi
Subject: Irregularities with the Hudson Ridge Well monitoring letter
Importance: High

..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.P.C.
..... Applicant
.....
.....
Sent 6/29/18

To: The Hon. Loretta Taylor
Chair
The Town of Cortlandt Planning Dept.

Dear Ms. Taylor:

According to my understanding there were 8 homes that were to be included in the solicitation for the Hudson Ridge well monitoring test that were submitted by Langan, the water consultant for Citizens for Responsible Hudson Institute Site Development (CRHISD).

I have received the Hudson Ridge solicitation list from the CRHISD attorneys and find several irregularities:

1. 45 Quaker Bridge Road, which is on the Langan list, is NOT on the Hudson Ridge solicitation list.
2. Although it is clear that Hudson Ridge made an effort to consult records to get the most recent homeowners, it failed to do so with 81 Quaker Hill Drive. The owner is listed as Priscilla Bellows. However, the house was sold last fall and is owned by an 81 Quaker Hill Drive LLC, which has as its address an attorney's office in Briarcliff Manor and has had a for rent outside the house.

Moreover, two homeowners, whose addresses were on the Langan list and on the solicitation list have let me know that they never received a certified letter. They are the Faheys at 74 Quaker Hill Drive and the Santoro's at 26 Glendale Road.

Finally, the last certified letters were supposedly mailed on June 20. We did not receive ours until June 22. However, the deadline for replying is June 29. This is entirely unreasonable as a number of people are out of town and others would like some time to consider.

I respectfully ask that the Planning Dept. insist that Hudson Ridge get letters out to these homes that were on the Langan list and that the deadline be extended to one that is more reasonable.

Sincerely,

Emily T. Smith
Everette E. Dennis
76 Quaker Hill Drive





ZARIN & STEINMETZ



July 6, 2018

By Email and Overnight Mail

Hon. Loretta Taylor
Chairman of the Town of Cortlandt Planning Board
and Members of the Planning Board
Town Hall
1 Heady Street
Cortlandt Manor, New York 10567

- Copies 1 Planning Board
- Town Board
- Zoning Board
- 1 Legal Dept.
- 1 DOTS Director
- 1 C.A.C.
- A.R.C.
- 1 Applicant
- 1 Robert Aug, Esq.
- 1 JMC
- Sent 7/4/18
- 1 Ralph M... P.S.

- Matthew J. Acocella
- Katelyn E. Ciolino •
- David J. Cooper
- Jody T. Cross •
- Marsha Rubin Goldstein
- Helen Collier Mauch •
- Zachary R. Mintz •
- Erik P. Pramschufel •
- Daniel M. Richmond
- Kate Roberts
- Brad K. Schwartz
- Lisa F. Smith •
- David S. Steinmetz •
- Edward P. Teyber •
- Michael D. Zarin

- Also admitted in DC
- Also admitted in CT
- Also admitted in NJ
- Also admitted in MD

Re: Hudson Ridge Wellness Center, Inc.

Dear Chairman Taylor and Members of the Planning Board:

Our firm represents the Citizens for Responsible Hudson Institute Site Development Inc. (the "Citizens Group"). We are writing with respect to the letter sent by LBG Hydrogeologic & Engineering Services, P.C. ("LBG") to various nearby homeowners, dated June 18, 2018 (the "Letter"), and the anticipated implementation of the Off-Site Well Monitoring Program (the "Program") for this proposed drug and alcohol rehabilitation center.

The Citizens Group remains committed to actively and cooperatively participating in the Program, and will continue to help advance it.

The difficulty from the Group's perspective is that it has not been adequately consulted to ensure that residents feel comfortable participating in the Program. There are a number of Group members who wish to participate, but continue to have various legitimate questions about the Program (including those raised in our April 20th letter to the Board) that they need answered before they commit. The Group members who already signed and returned the Letter share the same concerns. It is perfectly reasonable for the potential participants to want to fully understand the Program – and make sure that it will be conducted in a manner that yields reliable data that is representative of the true potential impacts – before committing to it. Further, there are 2 Group members who were identified in our April 20th letter as among those who must be included in the Program, but for whatever reason did not receive the Letter.

To do its part, the Citizens Group is now organizing an informational session among its members within the next few weeks to discuss and explain the Program (assuming it is

adopted on Tuesday), answer questions, and encourage participation. It is critical that we receive the final Program and answers to the Group's questions listed below in order to make this session productive, and hopefully foster the level of participation that is needed to implement the Program meaningfully. As the July 10th Planning Board meeting is not a Public Hearing, we feel obligated to put the Group's questions in writing.

Accordingly, we respectfully request that your Board ask its Consultant to answer the following questions during Tuesday's meeting, or respond in writing within 1 week so that the Group can conduct its informational session and continue to cooperate with the Town and Applicant in this effort:

1. Please provide the final adopted Program.
2. Describe the process, criteria, and timing for selecting which off-site wells to monitor. Please confirm that this process will include direct consultation with a representative of the Citizens Group. The Group members cannot reasonably be expected to participate in the Program if they do not concur with the final list of selected homeowners to ensure that it covers a representative sample.
3. Is there a minimum or maximum number of wells that will be selected? Is there an approximate target number?
4. Please confirm that June 29, 2018, was not the final date by which a homeowner may elect to participate in the Program as set forth in the Letter (especially when the Program and off-site well selection has not been finalized), and that persons who wish to be included may return the signed Letter up until at least July 31st.
5. Describe the substantive criteria upon which the off-site wells will be selected. At a minimum, the criteria must include:
 - Proximity of wells to the Applicant's wells
 - Depth of and relative elevation of wells (shallower wells at relatively higher elevation are more vulnerable to impacts)
 - Selected wells shall be reasonably spread out and not concentrated in one area
 - Mix of families and "empty nesters" (not every home has the same water demand)
 - Prior documented water pressure issue (see Figure 1 attached to our April 20th letter)
6. Please confirm that a criterion is *not* that the selected well must be located in the front of a home. Most homes in the area have wells located to the rear or side.

7. Describe the process and timing for each of the other steps in the Program after the well list is finalized, including, but not limited to, appointments for equipment installation, data collection, data review, updates to the Planning Board, etc. Please take into account that some homeowners may be on vacation during August.

8. Describe what role the Town's independent Consultant will play during the implementation of the Program, including installation of the monitoring equipment, data collection, data review, and presentation of the data to the Board. We assume that the Town's Consultant will actively oversee the Program and be on-site during testing.

9. How often will the data be collected? According to Langan, the Group's hydrogeologist the data should be retrieved at regular intervals to guard against large volumes of data being lost due to technical failure.

10. Will the Citizens Group be notified of the test dates in advance?

11. The Citizens Group hereby requests that the raw data be provided Langan in an electronic format as it is collected by the Town's Consultant.

12. How is water usage for the facility's irrigation being factored in the Applicant's off-site well/ water demand analysis?

13. Consistent with our April 20th letter, the following homeowners must be sent a Letter, and selected for participation in the Program:

- 26 Glendale Road
- 45 Quaker Bridge Road

14. Also consistent with our April 20th letter, the following homeowners must also be selected for participation in the Program (several of them have already signed and returned the Letter):

- 5 Little Lakes Road
- 74 Quaker Hill Drive
- 7 Quaker Hill Court East
- 2022 Quaker Ridge Road
- 83 Quaker Hill Drive
- 2013 Quaker Ridge Road
- 3 Quaker Hill Court West¹

¹ While 3 Quaker Hill Court West was not identified in our April 20th letter, this property should be included due to prior water pressure issues, and they have signed and returned the Letter.

15. Who is the contact person in the event of any additional questions prior to the start of the Program, or should problems arise during the Program? The contact persons for the Citizens Group are our Firm and Langan.

We appreciate the Board's attention, and sincerely hope that you ask your Consultant to address the above questions during Tuesday's meeting.

Last, for avoidance of any confusion in the future, we are limiting our comments at this time to those concerning the Program since it is our understanding that the Program is the sole matter before the Board on Tuesday. The Group will participate in the public hearing process with respect to all community character, zoning, local roadway, licensing, and other issues concerning this proposal at such time when the public hearing is opened.

Respectfully submitted,

ZARIN & STEINMETZ

By: _____

David S. Steinmetz
Zachary R. Mintz

cc: Thomas F. Wood, Esq.
Chris Kehoe, AICP
Michael Preziosi, P.E.
Citizens Group
Brian A. Blum, C.P.G. (Langan Engineering)