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TOWN OF CORTLANDT
 DEPARTMENT OF TECHNICAL SERVICES
 ENGINEERING DIVISION

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

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Town Supervisor
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 Richard H. Becker
 Debra A. Costello
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 Francis X. Farrell

REVIEW MEMORANDUM

To: Town of Cortlandt Planning Board

Copies 1 Planning Board

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

..... Town Board
 Zoning Board

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

..... Legal Dept.
 DOTS Director

Date: December 5, 2018

..... C.A.C.
 A.R.C.

RE: PB 2018-12 2 Ogden Avenue

..... Applicant

..... Thomas Leigh via e-mail

I have reviewed the revised plan set prepared by Thomas Michael Leigh Architect dated 11/19/2018 and offer the following comments pertaining to this application.

Sent 12/5/18

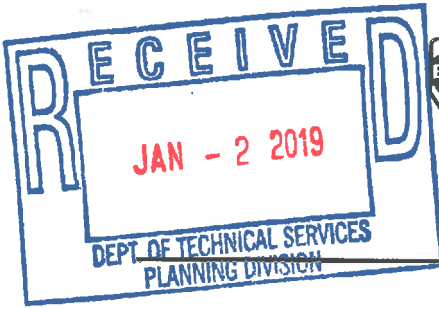
1. Elevation changes are proposed at the front (Ogden entrance) side and rear of the property. Said elevations shall be referred to ARC for comment.
2. There is a note on the site plan "site plan subject to revision per updated survey by Badey & Watson". Plans shall be revised to reflect survey conditions.
3. Applicant shall revise plans to show ADA Accessibility has been met. The Applicant shall provide spot elevations along the proposed paths. A re-grading plan with sufficient spot elevations to confirm walkway grades and cross slopes shall be provided. There is a 3-ft grade change from proposed parking to front entrance (spaces 4, 5 & 6).
4. The site plan shall be revised to show a fully compliant ADA accessible space with access aisle and a reserved ambulatory space to meet the needs as identified by the Applicant. The tandem space (#7) shown on the plans is insufficient.
5. Additional impervious area is proposed. New asphalt for parking areas is proposed within 10-ft of the property line and in multiple instances to the property line. Drainage improvements shall be incorporated to re-direct storm water runoff away from property line to best management practices to those listed in the NYSDEC Stormwater Design Manual. The Planning Board observed pooling of water in multiple locations onsite.

6. Four (4) patient exam rooms a consultation room, waiting room and reception area is proposed on the first floor. The second floor is an existing accessory apartment (proposed to remain but left unoccupied). Minor modifications are proposed to convert space to employee break rooms. Update the proposed use narrative and finalize employee requirements. One space per employee is required. Off-street parking requirements have not been met.
7. The Applicant is advised that there is an existing "No Parking Hear to Corner" sign along Ogden. It shall be shown on the revised subject drawings. On-street parking shall not be permitted to off-set required off-street parking requirements. The Applicant is advised that consideration will not be given to widen the driveway entrance closer to the intersection of Route 202 / Crompond.
8. The existing retaining wall is proposed to be disturbed. Applicant shall provide details of existing and proposed retaining walls. Provide elevations of top and bottom of wall at maximum retained height.
9. The Applicant shall provide a landscape plan meeting the requirements of Town Code Chapters 370-21, 22 & 23. Five trees of unknown size and type are proposed to be removed. In addition impervious area to the north of the site proposed for parking is shown adjacent to a residential property.
10. The Applicant shall revise the plans as follows. These details will be required prior to Chairperson signing the improvement drawings:
 - a. Provide details for handicap signage and striping.
 - b. Provide details for handicap accessible paths.
 - c. Provide ramp details if required.
 - d. Proposed outdoor lighting.
 - e. Proposed signage.
 - f. Existing utilities (water, sewer services, etc...)
 - g. Location of garbage receptacles and enclosure. Note: Private carting will be required.
 - h. Storm water best management practices.
11. The Applicant is advised that the application will be forwarded to the Zoning Board of Appeals once deemed complete. Dimensional non-conformities exist which are not variable by the Planning Board. Further discussion will be provided in the Planning Memorandum.
12. Show location of proposed and existing utilities (including easements onsite). Plans indicate a buried oil tank under the front porch. Is this to be removed? Sanitary connection location has been provided by the Town.

Additional comments will arise upon further review. Error or omission does not mean acceptance by the Town. Staff and I are available to meet with the Applicant and Design Professional upon request to discuss these items.

Cc: Applicant
Thomas M. Leigh, AIA
Director – Code Enforcement

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BARTLETT TREE EXPERTS

SCIENTIFIC TREE CARE SINCE 1907

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

- Copies 7 Planning Board
- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.P.C.
- Applicant
- Richard DeBressa
- Thomas Lynch, AA
- Sent 1/3/19

January 2, 2019

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

Re: 2 Ogden Drive

Dear Mr. Kehoe

I inspected the property on the 28th of December and found the trees according to the drawing and the trees were also marked in the field with a green painted dot. I installed a tree tag with a unique number on each tree on site. I recorded the tree species, size, condition and any specific notes in the attached spreadsheet. There are a total 20 trees tagged at this point.

- Of the 20 trees 6 are dead or in imminent decline.
- 12 of the trees are Norway Maple and so are considered invasive species.
- Tree numbers 784 and 785 are within in 10 feet of the roadway and so likely belong to town or state and so should be determined if ownership is not the applicant and that approvals for removal are in place.
- Tree # 767 is probably the only the nice tree on the property and is a 21" DBH Honey Locust.

General Recommendations

There were not any trees on the property that would fall into the category of specimen tree or would be on the list of protected trees. The smaller trees on the outside edge of the property could be preserved to help retain buffer to the neighbors, but it would not be required. There is a large Honey Locust at the right rear of the house that is a tree worthy of protection if it is to remain during construction. The Honey Locust would not be a "protected" or a "specimen tree" under Town Code.

Please feel free to let me know any questions.

Trevor Hall
ISA PD 0269

TREE INVENTORY 12/28/18

Tree ID	Common Name	Genus Species	DBH			Condition Class	Tree Care Category	Tree Code	Defect 1	Defect 2	Defect 3	Defect 4	Defect 5	Defect 6	Cable
			1	2	3										
752	Black Cherry	Prunus Serotina	17	0	0	Fair	1								
753	Black Walnut	Juglans nigra	17	0	0	Fair	1								
754	Hemlock	Tsuga Canadensis	6+5	0	0	Dead	1								
763	Red Maple	Acer Rubrum	11	0	0	Dead	1								
765	Norway Maple	Acer platanoides	8	0	0	Good	1								
766	Norway Maple	Acer platanoides	22	0	0	Fair	1								
767	Honey Locust	Gleditsia triacanthos	21	0	0	Good	1								
770	English Walnut	Juglans regia	18	0	0	Poor	1								
771	American Elm	Ulmus americana	7	0	0	Dead	1								
772	Norway Maple	Acer platanoides	8	11	0	Good	1								
776	White Ash	Fraxinus americana	25	0	0	Poor	1								
777	Norway Maple	Acer platanoides	14	0	0	Good	1								
778	Norway Maple	Acer platanoides	25	0	0	Good	1								
779	Norway Maple	Acer platanoides	15	0	0	Fair	1								
781	Norway Maple	Acer platanoides	4	0	0	Good	1								
782	Norway Maple	Acer platanoides	5	0	0	Good	1								
783	Norway Maple	Acer platanoides	6	0	0	Good	1								
784	Norway Maple	Acer platanoides	27	0	0	Fair	1								
785	Norway Maple	Acer platanoides	7	0	0	Good	1								
786	Norway Maple	Acer platanoides	30	0	0	Poor	1								

Top close to fence
 Defect 1
 Defect 2
 Defect 3
 Defect 4
 Defect 5
 Defect 6
 Bad Cracks/Decay

