

Right to Know/FOIL

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Ms. Loretta Taylor, Chair
 Town of Cortlandt Planning Board
 Town Hall, 1 Heady Street
 Cortlandt Manor, NY 10567

Re: Site Development Plan Application (PB 2018-06)
The Sentinel of Mohegan Lake, LLC
3441 Lexington Avenue
Cortlandt, New York
Tax Map Designation: 13.19-2-3

_____ Sent

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

Dear Chair Taylor and members of the Planning Board:

Find enclosed twelve (12) copies of the following information for the above-referenced project:

- Property Survey, prepared by Insite Engineering, Surveying & Landscape Architecture P.C., dated June 20, 2018
- "Site Development Plan for The Sentinel of Mohegan Lake", dated June 27, 2018 Copies 1
- Letter from Daniel M. Richmond, Esq., Zarin & Steinmetz dated June 27, 2018 Planning Board
- Project Narrative prepared by The Sentinel of Mohegan Lake, LLC Town Board
- Letter from ADM Environmental Group, LLC (re: access to & design of refuse/recycling area) Zoning Board
- Proposed Building Elevations, Drawing A2.1, dated 6/27/18 Legal Dept.
- Proposed Building Elevations and Height Analysis, Drawing A2.2, dated 6/27/18 DOTS Director
- Proposed Landscape Plan, Drawing C1.3, dated 6/27/18 C.A.C.
- Site Lighting, Drawing C1.4, dated 6/27/18
- Site Context Photos, Drawing PH1.0, dated 6/27/18

The following are responses to the comments provided in the memorandum prepared by Chris Kehoe, A.R.C., Deputy Director of Planning date May 31, 2018:

1. Acknowledged
2. Acknowledged
 - a. Refer to Drawing PH1.0 prepared by the project architect (Schopfer Architects LLP).
 - b. The site plan indicates the names of the owners of record for all adjacent properties.
 - c. The site plan shows existing water main and water service lines with pipe sizes. There is a 4" Ø water service that feeds the existing fire suppression system. A 3" Ø domestic water service appears to tee off of the 4" Ø service approx. 15-ft. from the building.
 - d. Refer to Drawing C1.4 for lighting locations, fixture types and photometrics.
 - e. Refer to Drawing C1.3 for dumpster enclosure. The trash compactor is eliminated and there is no proposed enclosure for the propane tanks as they are concealed from the road side view by the building. A note has been added to the site plan indicating the Town will not provide garbage/recycling pick-up from the site.
 - f. The site plan and architectural plans indicate the proposed location, height and design of all proposed fences.
 - g. The existing conditions & proposed site plan indicate the location of all existing drainage facilities including pipe sizes, manholes, grades, etc. Once the parking lot layout has been generally accepted by the Planning Board we will show proposed drainage facilities.

_____ A.R.C.
 _____ Applicant

 _____ Sent 6/28/18

- h. Refer to C1.3 for sign locations, sizes and details (1 ground mounted + 1 wall mounted sign).
 - i. Refer to Drawings A2.1 and A2.2.
3. Acknowledged.
4. Refer to the enclosed Narrative prepared by the applicant.
5. The Parking analysis is as follows:
 - a. 1 per 2.5 beds x 188 beds = 75 spaces
 - b. # of employees at max shift = 31
 - c. Total required parking spaces = 106 parking spaces
 - d. Spaces provided: 63 spaces are shown to be constructed; 43 spaces are shown as future (land banked) for a total of 106 parking spaces + 1 loading zone + 3 vehicles at the drop off entry
 - e. Justification for land banking 43 spaces:
 - i. Typically, due to physical limitations, no resident within an ALP is able to drive and no resident is permitted to park an unused vehicle on-site.
 - ii. The average number of visitors at any one time is 10-12
 - iii. Visitors (12) + max employees (31) + residents (0) = a parking need of 53 on-site spaces. At 63 proposed a contingency of 10 is proposed with an additional 43 if ever shown to be needed.
6. Refer to Drawing C1.3.
7. The existing site conditions provide a landscape strip (parking to property line) ranging from 0' to 10'. Through the removal of existing asphalt, the proposed site plan and landscape plan C1.3 increases the landscape strip to 27'-55' except at one entry drive location where it drops to 12' to allow passage of cars and emergency vehicles.
8. The site plan includes construction detail sheets for the improvements proposed (i.e. curbing, asphalt paving, drainage, sewer relocation, parking delineation, drainage, etc.).
9. Refer to the enclosed letter prepared by the project attorney (Zarin & Steinmetz).
10. The site plan and landscape plan address this requirement.
11. Acknowledged.
12. Acknowledged.
13. Acknowledged.

The following are responses to the comments provided in the memorandum prepared by Michael Preziosi, P.E., Director, Department of Technical Services on May 30, 2018:

1. This office and the project attorney met with the Town of Yorktown, Michael Quinn, P.E., Town Engineer, Richard S. Abbate, Esq., Town Attorney and Ian Gilbert, Supervisor to discuss the project and explained we believe there will be a decrease in the amount of water usage at the site as proposed. Their initial indication was favorable, but they requested we give them some time to review the agreement, billing and operations. Once we receive written confirmation from the Town of Yorktown we will meet with the Westchester County Department of Health ("WCDH") and will provide written confirmation of their acceptance/approval of the proposed sanitary sewer flows.
2. The site plan and architects plan indicate ADA accessibility compliance at all building exits.
3. Refer to Drawing C1.3, A2.1 & A2.2.
4. A parking waiver has been requested and the pertinent data supporting the number of proposed parking spaces has been submitted (refer to Response 5a-5e above). The project proposes to landbank 43 parking spaces (see site plan for location) that could be improved if/when necessary.
5. Replanting & reforestation plan; a comparison of the existing site survey showing all large caliper trees and the site plan shows the removal of any existing trees to be minimal. The landscape plan, Drawing C1.3 indicates the location, size and species of new trees. The project requires the removal of approximately 70 trees ranging in size from 4" to 28" diameter, many of which are sumac, mulberry, locust & poplar.

6. The enclosed letter from a sanitary hauler confirming the refuse/recycling area is acceptable has been provided.
7. The previously submitted SEAF was prepared in part from information obtained thru the NYSDEC Mapper and Spill Incidents Database. The Database indicated no record of any active or previous spills at the site or any on-site contamination.
8. The enclosed property survey includes the original seal and signature of the NYS licensed land surveyor.
9. A construction cost estimate for the site development (all improvements excepting any costs associated with the new building and existing building renovation) will be provided as the project progresses toward Planning Board approval.
10. A comprehensive site development plan set has been provided with this submission. Refer to Drawing C1.4 for lighting locations, fixture types and photometrics.
11. Backflow prevention applications will be submitted for the domestic and fire services prior to the issuance of a building permit.
 - a) Hydraulic analysis data will be submitted with the backflow prevention applications to confirm the sizing of the existing/proposed water services.

Comments Pertaining to C1.1

12. Refer to 6/19/18 Site Survey which indicates the property to be a single 6.14 Acre parcel with a 70' wide right of way along its north property line. As part of this submission, there has been no adjustment to the Zoning Compliance Table.
13. Refer to the enclosed letter prepared by the project attorney (Zarin & Steinmetz).
14. Refer to the Proposed Elevations, Drawings A2.1 and A2.2, for the heights of the Existing Building and Addition as measured from finished floor level. Refer to Detail 5/A2.2 for the building height analysis as calculated to comply with the Zoning Code... "The vertical distance measured from the average elevation of the finished grade within 20-feet of the structure to the highest point of the structure".
15. Fire truck turning maneuvers have been shown in the site plan drawing set.
16. A substantially comprehensive site plan indicating existing and proposed grades, existing and proposed site features, utilities, etc. has been submitted.
17. The site plan delineates the proposed limits of disturbance with the total area in square feet and acres. Total proposed site disturbance is approximately 135,000 SF (3.1 acres). Coverage under the SPDES General Permit will be obtained prior to construction.
18. A stormwater pollution prevention plan ("SWPPP") will be prepared and provided once the site plan is at a point where the Planning Board is satisfied with the layout and location of site improvements.

Comments Pertaining to Elevations

19. Refer to the Proposed Elevations, Drawings A2.1 and A2.2, for the heights of the Existing Building and Addition as measured from finished floor level. Refer to Detail 5/A2.2 for the building height analysis as calculated to comply with the Zoning Code.

Comments Pertaining to Alternative Driveway Sketch

20. The site plan includes the proposed driveway location onto Lexington Avenue further away from the intersection with Route 6 as discussed with the Planning Board and Town Engineer. A profile has been provided in the site plan drawings. Sight distance looking to the south on Lexington Avenue is approx. 430-ft. Sight distance looking to the north on Lexington Avenue is approx. 1,500-ft. However, this will require the removal of existing vegetation along the shoulder of the road within the right-of-way for the first +/-300-ft.

We look forward to the scheduled site walk with the Planning Board on Sunday July 8, 2018 and appearing before you at the planning board meeting on July 10, 2018 to discuss the project. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer

enclosures

cc: Eric Newhouse, The Sentinel of Mohegan Lake, LLC, Owner/Applicant, w/enclosures
Daniel Richmond, Esq., Zarin & Steinmetz, w/enclosures
David Schlosser, AIA, Schopfer Architects, w/enclosures
File: *Sentinel-3441 Lexington Ave-Cortlandt-Site Plan-Letter-PB Submission-20180626.doc*