

# CIARCIA ENGINEERING, P.C.

360 Underhill Avenue • Yorktown Heights • New York 10598 (914) 245-0123

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Mr. Daniel O'Connor, P.E.  
Village Engineer  
Croton-On-Hudson  
1 Van Wyck Street  
Croton-on-Hudson, NY 10520

August 18, 2022

Re: Site Plan – Steep Slope Application  
23 Nordica Drive  
Croton-on-Hudson (T)  
TM # 79.13-4-64

Dear Mr. O'Connor:

Based on the comments of the Planning Board at the last meeting, I discussed the construction sequence for the three (3) lots of concern with my client. The southern Piney Point lot (79.13-4-44) is substantially complete and should be ready for a certificate of occupancy (CO) in September. The northern Piney Point lot (79.13-4-45) is near completion and an application for a CO is anticipated in the next couple of months.

The approaching fall months provide the best time for installing the landscaping; therefore, the remaining Piney Point landscaping will be installed this fall. The anticipated construction sequencing is as follows:

- Complete the remaining landscaping and utility work on both Piney Point lots
- Install the 15 green giant arborvitae proposed in the rear of the 23 Nordica lot
- Install the 23 Nordica foundation
- Install the 23 Nordica retaining wall
- Complete the proposed residence on 23 Nordica
- Complete the 23 Nordica landscaping and utility work Spring 2023

Please schedule this application for discussion at the next available Planning Board meeting. Should you have any questions or require additional information, please call.

Sincerely,



Daniel A. Ciarcia, P.E.

DAC:ir  
cc: Mark Franzoso