



A review of the 11-page plan set entitled

“Site Plan for Thomas Hannigan Jr., Upland Lane”

Prepared by Site Design Consultants dated last revised 8/30/2022 and referred to this office on March 29, 2023 has been reviewed. Kindly address the following comments:

1. Provide an original copy of the survey.
2. Reference the Filed Maps and all easements pertaining to the use of Upland Lane as access to this site.
3. Submit WCDOH approval for subsurface sanitary systems and 100% expansion area. Submit WCDOH well approval. Overlay on the site plan and verify all separation to waste water sources have been met in accordance with WCDOH Rules and Regulations.
4. The driveway must be designed in accordance with the 2020 Fire Code of NYS, specifically Ch. 511 – Emergency Vehicle Access. Turnarounds will need to be provided. The house will also most likely require a sprinkler system.
5. Provide overall limits of disturbance in square feet and acres. Prepare a SWPPP in accordance with the SPDES General Permit for Construction activities and Town Code Chapter 262 – Stormwater Management. Verify the property is not in a protected water shed.

At minimum, storm water controls (quality only 1.5”) shall be provided for new impervious areas, unless quantity controls are required by the SPDES General permit. Quantity controls shall be for a 100-year storm. Show location of proposed improvements on the revised site plan. Provide details of the same.

Footing / foundation drains shall be directed to daylight and not the infiltration system.

Provide details of the infiltrator row. You may need a structure or manhole for inspection and to control inflow. The rim appears to be set at 470 while the bottom of the infiltrators are set at 462 which is 8-ft below grade.

Add the following note:

- a. Infiltration best practices shall be designed in accordance with NYSDEC’s Storm Water Design Manual. Deep test pits and percolation tests shall be performed by the Design Professional and witnessed by the Town. For infiltration practices, test pits shall be dug 3-ft below the propose infiltration level.
- b. Prior to backfilling any storm water best practice, contact DOTS – Engineering to schedule an inspection.
- c. Prior to the issuance of a Certificate of Occupancy, a certification from the licensed design professional that all storm water best management practices were installed in substantial conformance to the approved plans on file and that there are no adverse impacts to adjacent and adjoining properties pertaining to storm water runoff.



6. A tree removal and reforestation plan has not been provided. Trees >4" DBH must be inventoried by an approved Town Consultant. The plans must then indicate which trees are proposed for removal. Any tree removed on a slope more than 25% requires 2:1 replacement. Replacement is than 1 tree per 1000 square feet of disturbance.

- a. All planted trees must be at minimum 2-3" caliper or 6-8 ft in height if coniferous.
- b. Three low maturing trees or arborvitaes will be considered equivalent to one tree.
- c. 10 shrubs or foundations plants will be considered equivalent to one tree.
- d. Plans shall at the maximum extent possible show replanting onsite. Reforestation plans shall try to replace the same type of trees removed and shall not proposed a monoculture of plantings.

Does the site fall within an environmentally protected area for endangered and threatened species, e.g. the northern long-eared bat? Refer to NYSDEC guidelines.

A proposal from a Town approved consultant will be obtained. All costs borne shall be paid for by the Applicant.

7. Submit a Steep Slope Findings Statement in accordance with Town Code Chapter 255. You may address the requirements on a site plan in question and answer format.
8. Verify and state there are no wetlands or watercourses onsite. Add a note to the plan.
9. Provide details for all proposed improvements (driveway, walkways, patios, storm water controls, etc....).
10. Provide details for all retaining walls proposed onsite. Provide a cross section at maximum retained height. Computations demonstrating all factors of safety for sliding, overturning and settlement for any wall retaining more than 3-ft or experiencing a surcharge are required to be submitted.
11. Show location of all proposed storage tanks, accessory structures, generators, tanks and compliance to residential setback requirements for this zone.
12. Other notes to be added on the site plan.
 - a. Prior to framing submit a foundation survey prepared by a licensed professional land surveyor.
 - b. An as-built survey shall be provided prior to the issuance of a certificate of occupancy.
 - c. A centerline profile of the proposed driveway shall be provided and stationed in 50-ft increments prior to paving as prepared by a licensed professional land surveyor. Along the centerline provide existing and constructed grades
 - d. A landscape certification shall be provided indicating all plantings have been installed per the approved reforestation plan and no additional tree removal beyond what has been previously been approved by the Town has occurred.



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- e. A certification for all retaining walls constructed, stating that all factors of safety for sliding, overturning and settlement have been achieved shall be provided by the licensed design professional of record.

Upon receipt of the revised plan, staff will perform a site inspection. Additional comments may arise during subsequent review. Error or omission does not imply acceptance by the Town of Cortlandt.

Plans shall be submitted to the Village of Croton on Hudson and reviewed concurrently with the Town. No Town permit will be issued in advance of any other agency having jurisdiction.

Prepared by:

Michael Preziosi, P.E.
Director - DOTS

CC: Owner
 DOTS - Code Enforcement
 Village of Croton on Hudson
 Site Design - Design Professional