



September 24, 2024

Mr. John Bainlardi
WBP Development, LLC
480 Bedford Road
Chappaqua, NY 10514

RE: 1 Croton Point
Croton Point Ave
Croton-on-Hudson, NY

Dear Mr. Bainlardi:

Enclosed please find the following:

- Site Plan Drawing Set (10 Sheets), dated last revised September 24, 2024.
- Drawing FA-1, Fire Apparatus Access Study, last revised September 24, 2024.

In response to comments received in the September 23, 2024 memorandum from AKRF, Inc., we offer the following. Please note that this letter only addresses specific comments, and is not a full response letter as other members of the team are responding to other comments in the memorandum.

LWRP CONSISTENCY REVIEW:

Response 5A: Our office has examined the existing capacity of the water and sewer systems. Regarding water there are two options to service the proposed project. The first, which has been accounted for in the Water Engineering Report and illustrated on the project plans is the Village preferred option of extending the Wayne Street water main to the existing stub on Croton Point Ave. The second option would be to provide onsite water storage for domestic / fire use which would be fed from the existing water system. Relative to sewer the project ultimately is tributary to the Ossining Sanitary Sewer District, where it was previously written in email to the Village from Westchester County that there was flow available for the project at the receiving wastewater treatment plant. The project is currently contemplating a sewer service connection to the forcemain directly in front of the project site and has reached out to the county to discuss same.

SEQRA:

Response 1B: Refer to Response 5A above regarding the proposed Wayne Street water system connection. It is our understanding that this is the Village's preferred method for servicing the project. Preliminary calculations based on previous hydrant flow testing showing the flows and pressures associated with the Wayne Street connection have been provided in the Water Engineering Report.

Response 7:

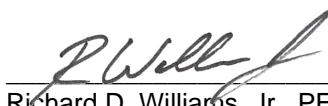
- Our office has reviewed the suggested elimination of the eastern one-way site driveway. In reaching out to the Croton Harmon Union Free School District Transportation Director, the School District indicated they would like the opportunity to come onto the site to pick up children and use the traffic light to turn around. We believe the eastern one-way driveway should remain to satisfy the request of the School District, as well as provide an additional

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- emergency access point. We can further discuss this entrance and potentially limiting access to just emergency and school bus traffic via signage during the site plan review process.
- The proposed tree at the southeast corner of the building has not been relocated in order to remain compliant with §230-52E(1(b)), which states at least one tree not less than 2 ½ inches caliper shall be provided within off-street parking areas for every (10) ten parking spaces. We believe the location of this tree in this island is consistent with the above stated requirement to provide trees in landscape islands throughout parking areas. We can work with the Planning Board during site plan review to select a tree species that will leaf out above line of sight to minimize its potential impact on motorists while capitalizing on landscaping benefits.
 - The surface parking space adjacent to the garage entrance has been relocated to the northern parking lot as requested.
 - The trash room is going to be located inside the building. A call out indicating same has been added to the project drawings.
 - Refer to Drawing FA-1 which illustrates how a fire truck can access the project site. We have reached out to the Village Engineer to further discussions with the Fire Department and provide the Village's specific turning templates. Drawing FA-1 will be updated with the Village's templates once received but in the meantime has conservatively been based on a 100 foot aerial ladder truck.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 
Richard D. Williams, Jr., PE
Senior Principal Engineer

RDW/dlm

Enclosures

Insite File No. 24154.100