



May 1, 2025

Village of Croton-on-Hudson Planning Board
1 Van Wyck Street
Croton-on-Hudson, NY 10520

RE: 1 Croton Point
Transit Oriented Development
Croton Point Ave
Croton-on-Hudson, NY

Dear Chairman Luntz and Members of the Board:

On behalf of WBP Development LLC ("WBP"), we are pleased to enclose eight (8) copies (unless otherwise noted) of the following in support of an Application for Site Plan Approval for the above referenced project:

- Ten (10) sheet Site Plan Set, last revised April 30, 2025.
- Stormwater Pollution Prevention Plan (SWPPP), dated April 30, 2025.
- Draft electronic Notice of Intent (NOI) for coverage under GP-0-25-001.
- Draft MS4 Acceptance Form.

The drawings have been revised in response to comments made by the Village Engineer and AKRF - as detailed below. Additionally, following are responses to comments made by the Board during the public hearing on April 15:

1. *Comment: Move Hydrodynamic Separator (HDS 2.1) downstream.*

Response: The Hydrodynamic Separator HDS 2.1 has been moved downstream as requested.

2. *Comment: The Board asked about progress with NYSDOT.*

Response: The applicant has made formal submission to the NYSDOT of an Application to Purchase Surplus Property. Letters of support from the Village Manager and the Westchester County Executive's Office have been solicited.

3. *Comment: Provide method for approximating the height of the building .*

Response: The height of the existing tree line along the western border of the access drive (along common property line with MTA) was measured and estimated at approximately 60 feet +/- . This is approximately equal to the height of the proposed parapet of the roof of the 5th floor. These trees are approximately equal in height to those on the eastern side of the property which were used as a general reference to building height at the Planning Board site visit. For reference, the existing light poles are approximately 30 feet in height. As noted in the project Negative Declaration, based on the initial generic study undertaken by the Village in the 2022 zoning amendments, followed by the site-specific visual analysis performed during the project's SEQRA review, and in accordance with NYSDEC Program Policy DEP-002 (Assessing and

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Mitigation Visual and Aesthetic Impacts, December 13, 2019), the project (5-story building including maximum height of the rooftop elevator bulkhead) would “not constitute a significant adverse visual impact.”

4. *Comment: Provide EV charging best practices.*

Response: The applicant is committed to working with the Village’s Building Inspector and Fire Chief to determine appropriate locations for the EV charging stations to be installed in the garage and the outdoor parking areas.

5. *Comment: Potential for prohibition on rental of the AHOP units.*

Response: Rental of the proposed AHOP units will be prohibited as mandated by the regulatory agreements with NYSHCR and Westchester County.

In response to comments received from Dan O’Connor, P.E., Village of Croton-on-Hudson Engineer / Building Inspector, dated April 7, 2025, we offer the following responses:

1. *Comment: Why are some pipes HDPE and others RCP?.*

Response: RCP pipes are provided for pipes that have less than the required cover for HDPE pipes.

2. *Comment: Can Hydrodynamic Separator (HDS 1.1) be located closer to the curb for easier cleanout by Vac truck and other maintenance.*

Response: The Hydrodynamic Separator HDS 1.1 has been located such that it can connect to the existing 18” diameter pipe that currently leaves the property. However, the structure has been shifted along the pipe to be closer to the curb.

3. *Comment: Is this utility pole to be removed (existing utility pole located on NYSDOT parcel)?*

Response: The utility pole is located on the NYSDOT parcel. As part of the ongoing discussions with NSYDOT relative to the use of this property, the removal of the utility pole can be included in the discussion.

4. *Comment: Can the wood pole with the two cobra heads be removed and be replaced with an ornamental light pole?*

Response: The lighting photometric plan for the project has been updated to replace the existing utility pole and cobra head lights with a new decorative light pole consistent with the other lights proposed along the project frontage.

5. *Comment: The CF (construction fence) and SF (silt fence) in the ROW easement area should be relocated so as not to block access to 1A Croton Point Ave (MNR property).*

Response: The construction fence and silt fence have been relocated on Drawing SP-3 to preserve a 20-foot-wide access during construction of the project. This will be coordinated with MTA.

6. *Comment: Please check the grading in the area of the ROW easement. An existing spot elevation of 500.9 is shown with a proposed contour line of 500 in the same location indicating a 0.9 ft cut; spot elevations may be required to show any propose grading.*

Response: The trash room floor elevation has been increased to elevation 501 and the loading / parking area and access drive grading has been adjusted to provide better site drainage and less regrading in that area. It is noted this area is currently relatively flat, and based on the deteriorated pavement does not appear to be draining well. The proposed grading will create better pitch. Refer to Drawing SP-2 for updated grading and drainage.

7. *Comment: It is requested that proposed water services be located before the proposed fire hydrant, this will allow the semi-annual distribution system flushing to fully flush the main that the new services are connected to. The connection could be a cut in tee, both services must have curb valves within a few feet of the main. Also, there may be an existing MNR water service in the current proposed location of the water services. The relocated water services will also then be out of the ROW easement which will provide much less interference with traffic using the ROW easement.*

Response: The water and fire service lines have been relocated to connect before the hydrant as requested with the required tee and valves. See Drawing SP-2 and additional details on Drawing D-3.

Memorandum from AKRF, Inc Justin Seeney, PE, dated April 11, 2025:

At the request of the Village Engineer, AKRF has reviewed the 1 Croton Point Stormwater Pollution Plan (SWPPP) dated March 26, 2025 prepared by Insite Engineering, and offers the following comments:

1. *Comment: Provide calculations for "Total WQv Required" in accordance with the methodology presented in Section 9.2.1.B.III of the 2015 Stormwater Manual. The eNOI and SWPPP list the "Total WQv Provided" (i.e. the WQv contributing to HDS Units) as the "Total WQv Required."*

Response: An additional "Total WQv Required" calculation has been added to Section 2.2 and Appendix A of the SWPPP. Question of 49 of the eNOI has been revised to reflect the "Total WQv Required"

2. *Comment: Revise Section 2.2 of the SWPPP to reference the 2015 Stormwater Manual Section 9.2.B.III methodology. The SWPPP references a requirement to provide treatment for 25% of existing impervious. The 25% requirement only applies when using standard SMPs. As the project uses alternative SMPs, the treatment requirement is 75% of the existing impervious.*

Response: Section 2.2 of the SWPPP has been revised to no longer reference treatment for 25% of existing impervious as it is not applicable. As noted above, Section 9.2.1.B.III of the Design Manual is noted.

3. *Comment: Update what appears to be incorrect or missing entries to the eNOI for Questions 29, 31, 37, 38, 49.*

Response: The eNOI has been updated to provide entries for the questions noted.

4. *Comment: Provide calculations for the Water Quality Flow Rate. While it's acknowledged the SWPPP includes a WQv-specific HydroCAD model, the backup calculations for the included 1.80" and 1.66" rainfall depts are not included.*

Response: Water Quality Peak Flow Rate Calculations are provided with Appendix A of the SWPPP. A rainfall depth of 1.86 inches and 1.65 inches were used in the calculation and was obtained from Appendix B of the Design Manual.

5. *Comment: Demonstrate in-line HDS units can pass peak flow rates. Revise the Post Development HydroCAD model to analyze all Subcatchments separately. Currently Subcatchments 1.0/1.1 and 2.0/2.1 are grouped together.*

Response: It should be noted that proposed Hydrodynamic Separators have been revised to the Hydro-Shield Advance Plus Separators by Oldcastle. The Hydro-Shield Advance is also on the NJCAT certified website. Section 2.2 and Appendix F of the SWPPP have been revised to demonstrate that the HDS units can pass the 25-year peak flow rates, as required.

6. *Comment: The Post-Development Drainage Map appears to be incorrectly listed as 1"=40' Scale. Both maps appear to be incorreced dated.*

Response: The scale on Figure 3 has been corrected and the drawing dates have been revised accordingly.

7. *Comment: Demonstrate a new decrease in impervious to each Design Point. It is our understanding that RRV requirements should be evaluated on a design point basis.*

Response: A Disturbance/Impervious Area Summary Table has been added to Figure 3 demonstrating a decrease in impervious area to each design point.

8. *Comment: Provide a Limit of Disturbance line on the drawings and drainage area maps.*

Response: The limit of disturbance is shown on Drawing SP-3 and has been added to Figure 3 in the SWPPP for clarity.

9. *Comments: Please clarify the intent of the "Required Erosion Control SWPPP Contents" and "Required Post-Construction Stormwater Management Practice Component" notes on the Erosion Control Plan.*

Response: The "Required Erosion Control SWPPP Contents" and "Required Post-Construction Stormwater Management Practice Component" notes are provided to ensure that all the information required for SWPPP's, noted in the General Permit, are provided on the plans.

10. *Comment: It is recommended HDS Unit 1.1 be upsized as the max treatment flow rate (1.41 cfs) is very close to the Water Quality Flow Rate (1.40 cfs).*

Response: As noted above, the HDS Units have been revised and it has been confirmed that both are sized appropriately.

11. *Comment: It is recommended SHPA/SHPO documentation be included as a reference Appendix in the SWPPP.*

Response: The SHPO documentation is now included as Appendix H in the SWPPP.

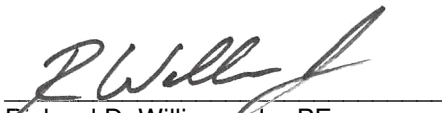
12. *Comment: Comment It is recommended the SWPPP include or reference the groundwater testing results that backup the statement that groundwater to be dewatered by the footing drain meets the definition of "uncontaminated."*

Response: Section 1.3 of the SWPPP has been revised to include a statement confirming there is no known contamination on the subject property based on previous environmental testing that would prevent groundwater being discharged from the footings.

We look forward to continuation of the public hearing on May 6, 2025. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By: 
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RDW/dlm
Enclosures

cc: John Bainlardi, VP, WBP (via email)
Michael Bevivino, Arketekcher (via email)

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