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Civil / Site / Environmental

Copies ¹ Planning Board www.rgmpepc.com
..... Town Board
..... Zoning Board
..... Legal Dept. November 18, 2019
..... DOTS Director Hand Delivered
..... C.A.C.
..... A.P.C.
..... Applicant

Loretta Taylor, Chair and Members
Town of Cortlandt Planning Board
Town Hall -- 1 Heady Street
Cortlandt Manor, New York 10567

Re: Mahlab Family Realty, LLC, PB 2018-23
Section 79.08, Block 3, Lot 6,
Town of Cortlandt, New York

Dear Chair and Members of the Planning Board:

As requested by Chris Kehoe, enclosed please find

Sent 11/18/19

Fourteen (14) copies of 11" X 17' drawings as follows:

- 1. Access Study Common Driveway, Mahlab Teatown prepared for Mahlab Family Realty, LLC dated November 15, 2019,
- 2. Portion of Preliminary Plat, Mahlab Teatown prepared for Mahlab Family Realty, LLC dated November 15, 2019,

Fourteen (14) copies of full size drawings as follows:

- 1. Access Study Common Driveway, Preliminary Plat, Mahlab Teatown prepared for Mahlab Family Realty, LLC dated October 18, 2019 revised November 15, 2019, sheet 1 of 1 sheets,
- 2. Preliminary Plat, Mahlab Teatown prepared for Mahlab Family Realty, LLC dated October 18, 2019 revised November 15, 2019, sheet 1 of 3 sheets,

We completed the requested analysis of the roadway and driveway issues and provide a Disturbance Comparison Schedule attached to this letter and we met with Town Staff, Michael Preziosi and Chris Kehoe, on November 13, 2019 to discuss.

Our plan with two (2) separate driveways has the same disturbance as the 18' common driveway with the same amount of stone wall disturbance and tree removal.

However, the two (2) separate driveways will allow for decorative plantings on both sides of the 12' drives as opposed to the 18' paved area. Further, the common driveway plan has no turn area which also leads to problems with mail and deliveries. There are also significant problems with ownership and maintenance of a common driveway that leads to matters of law and creates conflicts between neighbors that we need to avoid.

The above plans and information are provided for the December 3, 2019 agenda of the Planning Board.

Sincerely,

Ralph G. Mastromonaco, PE

Cc Mahlab Family Realty, LLC.



MAHLAB - TEATOWN SUBDIVISION			
DISTURBANCE COMPARISON SCHEDULE			
		FRONT STONE	
	TOTAL	WALL	TREES
CONFIGURATION	DISTURBANCE	DISTURBANCE	REMOVED
TWO SEPARATE DRIVEWAYS	2.650 AC.	234 L.F.	494
18 FT. COMMON DRIVEWAY	2.650 AC.	234 L.F.	494