



**ENGINEERS OFFICE**  
Stanley H. Kellerhouse Municipal Building  
One Van Wyck Street  
Croton-on-Hudson, NY 10520.2501

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### MEMORANDUM

Date: 9/12/19  
To: Janine King, Village Manager  
From: Daniel O'Connor, P.E.  
Subject: 30 and 32 Piney Point Ave – New Single-family houses

The Planning Board issued minor site plan approval for two new single-family homes on 30 and 32 Piney Point on November 27, 2018.

The building permit for 32 Piney Point was issued on July 29, 2019 and the one for 30 Piney Point on July 31, 2019. The building permits were restricted to: foundation, parking area, impact fence and slope stabilization, since the house plans were still being completed. The impact fence has been installed and work on the parking area for 30 Piney Point Ave. is in progress.

One of the conditions of the Planning Board resolution required that the applicant use good faith efforts to address a drainage pipe that crosses the property line from 28 Piney Point Ave. onto 30 Piney Point Ave. On or about July 1<sup>st</sup> a copy of a sewer and drainage easement was received for gravity sewer and drainage pipes from 32 and 30 Piney Point Ave across 28 Piney Point Ave and across a vacant lot on Nordica Drive connecting to the Village gravity sewer pipe in Nordica Drive. A new storm water drainage system (catch basins and pipes) is proposed to be constructed on Nordica Dive and will connect to the existing Village storm water drainage system at the dead end. Tree removal permits were issued for the removal of trees on 28 Piney Point and the vacant lot on Nordica Drive that needed to be removed in order to install the gravity sewer and drainage pipes.

A stop work order was issued on 9/4/19 for both properties due to the removal of trees not authorized to be removed and disturbance of the steep slope in areas outside the limit of disturbance. Seven additional trees on 30 Piney Point Ave were removed and one additional tree on 32 Piney Point Ave was removed. In addition, two street trees (based on the tree survey on the plan) in the Village ROW were removed. Both lots had steep slope disturbance outside the limit of disturbance with most of the additional disturbance on 30 Piney Point Ave.

The stop work order was amended with conditions on 9/5/19 to allow work on the parking area and foundations for the house to continue. One of the conditions was the submission of escrow funds to fund a full-time inspector by the Village. The escrow funds were received on 9/6/19 and the Village hired the full-time inspector on the same day.

The applicant was also ordered to return to the Planning Board to amend the tree removal permits and to make application for a steep slope disturbance permit. The applicant did return to the Planning Board and was on its agenda for the meeting on 9/10/19. The Planning Board required that the applicant return to the Planning Board at its next meeting on 9/24/19 with an updated plan that addresses the additional tree cutting and steep slope disturbance. The Planning Board also requested that its geotechnical engineering consultant from the Chazen Companies inspect the site with the applicants geotechnical engineering consultant. The site meeting is scheduled for 9/17/19.