

MEMORANDUM

TO: Valerie Schemmer

DATE: March 29, 2024

FROM: Gerhard Schwalbe, P.E.

RE: 41 & 43 Croton Dam Rd
Ossining, NY

As requested, on March 27, 2024, I reviewed the drainage conditions at the subject properties and the two adjacent properties which were part of a recent subdivision approval. Lots 41 and 43 Croton Dam Road are currently being developed for single family homes. The driveways and lots have been graded and the stormwater basins for most of the developed areas have been shaped and are receiving stormwater. Most runoff from the new development is directed to Croton Dam Road and portions of Lot 41 are directed south across the existing home site of 39 Croton Dam Road. Upon inspection of the surface conditions in the area to the west of the house on 39 Croton Dam Rd, the water and sanitary sewer connections have been completed and the lawn areas has been restored included additional stone bedding to protect the slopes from erosion. Drainage from the north as well as a small area west of house on 39 Croton Dam Rd is pitched west towards Mancuso Drive. Only a small portion of lawn area south of this area is sloped to the south and towards Cherry Hill Dr. It does not appear the runoff from the development site has increased runoff toward the south of the property.

The below left photo shows the current and restored conditions at 39 Croton Dam Rd with drainage flowing to the west. The photo below right shows the existing lawn conditions behind 39 Croton Dam Rd which is uphill from the homes on Cherry Lane. No disturbance and no signs of erosion was observed in this area. Please let us know if you have any questions regarding this matter.

