



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
ENGINEERING DIVISION

Michael Preziosi, P.E.
Director – D.O.T.S

Arthur D'Angelo, Jr., P.E.
Deputy Director
D.O.T.S – Engineering

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Richard H. Becker

Town Board
James F. Creighton
Cristin Jacoby
Robert E. Mayes
Joyce C. White

TRANSMITTAL

DATE: March 14, 2024

TO: Sunday Vanderberg
Clerk & Chief Administrative Officer –
Westchester County Board of Legislators
800 Michaelian Office Building
148 Martine Avenue, 8th Floor
White Plains, New York 10601

FROM: Arthur D'Angelo, Jr., P.E.
Deputy Director, D.O.T.S. - Engineering

RE: Reinstatement of Parcel – PSSD
Owner: Mark and Jasmin Fleming
8 Red Mill Road
Town of Cortlandt, NY
Section: 13.13, Block: 1, Lot: 27

We are sending to you today by FedEx the following:

- (1) – One copy of the letter from the Owner requesting to reinstate the above referenced parcel into the Peekskill Sanitary Sewer District.
- (1) – One certified copy of the Town Board Resolution (110-24) requesting to reinstate the above referenced parcel into the Peekskill sanitary Sewer District.
- (1) – One copy of a letter, dated March 13, 2024 from Mr. Stephen Burns, P.E. on behalf of the Owner/Applicant that provides a summary of the system failure events with regard to the above referenced parcel. The letter is also requesting emergency tie in to the sanitary sewer on Red Mill Road and re-instatement in to the Peekskill Sanitary Sewer District.

If you have any questions or require any further information please do not hesitate to contact this office.

cc: (One copy each of the above – via email)
Karen Vele – Personal Legislative Aide for
Westchester County Board of Legislator – Colin D. Smith
Laroue Shatzkin, Town of Cortlandt, Town Clerk
File Copy - Engineering Division

February 15, 2024

Supervisor Becker and Town Board
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY10567

RE: Request to Reinstate Parcel into
Peekskill Sanitary Sewer District.

Dear Supervisor Becker and Town Board:

As the owner of the following parcel, I am requesting that you please petition Westchester County to reinstate the parcel located at 8 Red Mill Road, Cortlandt Manor, New York, 13.13-1-27 into the Peekskill Sanitary Sewer District located in the Town of Cortlandt.

This parcel was removed from the Peekskill Sanitary Sewer District tax rolls in 1998 for the 1999 tax year.

If you have any questions please do not hesitate to contact me at (914)318-1566

Sincerely,

Jasmin and Mark Fleming

The image shows two handwritten signatures in black ink. The top signature is a cursive signature that appears to be 'Jasmin Fleming'. The bottom signature is a more stylized cursive signature that appears to be 'Mark Fleming'.

RESOLUTION

NUMBER 110-24

(RE: AUTHORIZE REQUEST TO HAVE A PARCEL LOCATED WITHIN THE TOWN REINSTATED INTO THE PEEKSKILL SANITARY SEWER DISTRICT AND FORWARD SAME TO WESTCHESTER COUNTY FOR CONSIDERATION)

WHEREAS, by letter dated February 15, 2024 from Jasmin and Mark Fleming, Owners of Section 13.13, Block 01, Lot 27 property described below was received by the Town Board of the Town of Cortlandt at the Town Board Meeting held March 12, 2024 for a parcel located at 8 Red Mill Road, Cortlandt Manor, New York 10567; and

WHEREAS, the owner(s) has requested the Town of Cortlandt petition the County of Westchester to have said property reinstated into the Peekskill Sanitary Sewer District; said property is designated as follows:

Section 13.13, Block 01, Lot 27
8 Red Mill Road
Cortlandt Manor, NY 10567

Owner(s): Mark & Jasmin Fleming

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Cortlandt, on behalf of the above-mentioned owner and contract vendee in the Town of Cortlandt, does hereby petition the County of Westchester to reinstate said parcel designated above into the Peekskill Sanitary Sewer District; and

BE IT FURTHER RESOLVED, the Town Clerk shall notify the Town's Receiver of Taxes and Town Assessor upon reinstatement of the parcel in the County and Town sewer districts.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted March 12, 2024
At a Regular Meeting
Held at Town Hall**

Certified Copy
03/14/2024 Date
JR Shatzkin
Town Clerk and Registrar



March 13, 2024

Westchester County Department of Environmental Facilities
7 Depot Plaza
Tarrytown, NY 10591

Re Onsite Sewage Disposal System Failure-Emergency Sanitary Sewer Connection
8 Red Mill Road
Cortlandt, NY 10567
Tax Map No. 13.13-1-27
Town of Cortlandt

To whom it may concern:

In December of 2023 the sewage disposal system for the Fleming Residence located at 8 Red Mill Road in the Town experienced a sewage backup. On January 26, 2024 I, visited the site and found that the septic tank was more than half full without any use (per the owner) after being pumped in December. The septic tank riser and lid showed signs of infiltration and the outlet baffle was an unusual configuration extending to the bottom of the tank.

On January 29, 2024 the absorption system (Cultec Unit) was excavated and the inlet pipe removed showing it was full of sewage even with the septic tank only being half full with no outflow. The soils around the unit were black and soaked with sewage. The absorption system for the sewage disposal was in a failing state. Due to the small lot area, lot layout and topography the site is very limited for sewage disposal system replacement.

The Westchester County Department of Health was contacted about the situation and it was determined that a repair had been previously made to the existing system making it ineligible for repair. They would require a new system be designed and installed due to this status. With a growing family of five the new system would be limited to size allowed and would also limit any additional bedroom allowed in the dwelling.

When the Trolley Station Roundabout was built in 2004 sewer mains were constructed under the roundabout and stubbed up the road branches. A manhole is located approximately 75' from the site in front of 6 red Mill Road with a stub for future expansion. It has been proposed to tie into this existing sewer main which extends to the Peekskill Sanitary Sewage treatment plant. This connection would involve having the parcel added to the Peekskill Sanitary Sewer District which extends to the east side of Oregon Road which in approximately 400 feet away.

Sburns@BurnsEngineeringServices.com

(845) 546-3310

58 Teller Ave.

Beacon, NY 12508

The Town has endorsed the application for the connection by resolution and asked Westchester County to add the parcel to the sewer district which is typically a lengthy process (12-18 months). It is requested that the County expedite this by quickly approving our request of an emergency tie in to the sanitary sewer line on Red Mill Road and Peekskill Sanitary Sewer District. This would help limit the special needs children from further stress and confusion which would result from the possibility of being relocated from their home while waiting months for approval.

Jasmine and Mark Fleming along with myself have met with the Town of Cortlandt to go over the process and understand that once the parcel has been added to the district it will not be removed from the district. After much discussion the Fleming's feel that money spent on a replacement onsite sewage disposal would be better suited to be used to connect to public sewer. Connecting to public sewer would allow their young family to grow and thrive in their current home without the worries of another sewage disposal failure.

Truly Yours,



Stephen Burns, P.E.
Professional Engineer
Burns Engineering Services, P.C.