

09-03-2026

Memo

To: Land Use Committee & Site Engineer

Fr: Karl Anoushian 69 Rocky Lane

Re: Comments on Updated Site Plan C-1 Revision #3 dated 08-14-2026

I have reviewed the latest Site Plan dwg C-1 R3 dated 08-14-26 and have a few comments for review and consideration. I have scanned and attached this memo and a marked up Dwg C-1 to my email for your review.

I see the three (3) rain gardens added to the plan up in the area of the two proposed houses. While in the engineer's opinion, those rain gardens will capture water from above, running downhill, there are still large significant areas below those rain gardens and Rocky Lane that are not addressed and will accumulate water resulting in continued downhill flow down to the road, over the road and onto the four properties below, namely 59, Park Reserve, 69 & 73 Rocky Lane. As I have previously stated, we are not interested in having that water wash over the road and onto our properties nor do I want that volume of water collecting or routed to the basin and running under the road onto our property without retention above as the primary means of addressing this condition. As I have previously stated, properly sized retention basins on 62 RL to hold this excessive run-off should be addressed to hold and retain water in these downhill areas to allow a more managed control of these conditions.

I have highlighted in green a number of areas that I ask you to look at.

I do realize that it is an unfortunate burden to our new neighbors and their project but it is something that we have been dealing with and has been unresolved for too many years. With all the documentation that we have submitted to date, please realize that this is a quite serious issue impacted even more by two proposed houses, two proposed garages, driveway extensions, tree removal and site clearing.

On the south side of the property (plan left) between the houses and the elevated regraded septic field, there are areas below the proposed rain garden that run down and around / over the raised septic field with no water retention at all. This impacts the road as well as 59, the Park Reserve & 69 RL. One would think additional retention is needed.

On the north side of the property (plan right) there are areas well below the two proposed rain gardens that are above-right and below-left of the current driveway that have no retention. The amount of water that comes down this driveway and also through the area to the left of the driveway is significant and flows down impacting Rocky Lane, flowing over, washing out RL in bad storms and into the garages and parking areas of 73 and 69 RL. Retention needs to be addressed in these areas.

On the east side of the property (bottom of plan), along Rocky Lane, there is no retention shown so water that runs from the lower house down the property towards RL and with the significantly raised septic field, increases the flow of whatever ground water hits the land. There should be retention along the road, not just regrading sending it to the under road culvert. This condition impacts 59, the Park Reserve, 69 &

73 RL. If the septic field location impacts potential retention between RL & the septic field, then relooking at the location of the field or alternative retention possibilities should be addressed.

I do appreciate the Design Engineer reaching out to me to review things before this revision was issued. We are happy to meet with whoever is necessary to review our current conditions and it's impact on the road itself as well as the surrounding properties.

Feel free to reach out to us at your convenience.

Respectfully Submitted,

Karl Anoushian

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8/14/26



= Proposed "rain gardens" per engineer (3)

LATEST SITE PLAN

8/14/26

Areas requiring retention - above septic, below septic & road, @ driveway

MARKED UP BY
KARL ANDRUSIAN 69 Rocky Lane