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June 6, 2016

Planning Board
Inc. Village of Plandome
65 South Drive
Plandome, NY 11030

Re: Proposed Greenhill Estates Subdivision
1020 Plandome Road
Section 3, Block 18, Lots 127, 128 & 412
Plandome, NY

Dear Board Members:

I have reviewed the submission to the Planning Board dated May 4, 2016, which includes a Preliminary Subdivision Map prepared by Bladykas & Panetta, last revised March 3, 2016, as well as sight distance analysis prepared by VHB dated April 28, 2016. Please note the following comments pertaining to site engineering.

1. The Preliminary Map should note all Tax Lots referenced above.
2. It should be noted that sanitary sewage disposal and drainage systems are not included on the plan.
3. The plans for the drainage systems provide for storage from a 5-inch rainfall. The Board asked that storage capacity for runoff from an 8-inch rainfall be provided due to the frequent incidence of flooding on Plandome Road in the vicinity of the subject property.
4. The schematic grading plan indicates that portions of the proposed parking courts would be greater than the 5% maximum allowable for safety entering and exiting cars within the parking court.
5. I am concerned of the safety issue for adjacent driveways due to the creation of potential conflicts points for vehicles entering and exiting the driveways on busy Plandome Road.

Sincerely,

James J. Antonelli, P.E.
Village Engineer

Cc: Elizabeth Kaye, Village Clerk
Village Planning Board

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