

V-E-1

SALVATORE J. CORDA

- 1 Glen Park Road
- Purchase, New York 10577
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June 8, 2015
Via email

Hon. Ron Belmont, Mayor and Town Supervisor
Members of the Town/Village Board
Town/Village of Harrison
1 Heineman Place
Harrison, NY 10528

Dear Mr. Belmont and Members of the Town Board:

My property and residence is located at 1 Glen Park Road, Purchase, NY 10577 ((Town of Harrison Tax Assessment Map Block 691 Lot 66) . I have been considered part of the Mamaroneck Valley Sewer District and have paid taxes each year to that agency through our County tax bill since we purchased our home on December 26, 1989 despite the fact that I am on a septic system and have no accessibility to a sewer system or need of one.

Mr. Thomas Lauro, Commissioner of the Westchester County Department of Environmental Facilities has advised me that the procedure for removal begins with a resolution from the Town of Harrison approving my request for withdrawal from the Sewer District. Please consider this letter as a formal request for consideration of such a resolution.

Since Mr. Lauro advises that the process for removal from the Sewer District involves a review from several County departments, I am attaching to this letter a rationale for my request for your review. Should the Town act favorably on my request, I respectfully request that this rationale be attached to any communication to Westchester County so other departments involved in the review process will have as much information as possible.

I am happy to provide any additional information you may require and I thank you for your consideration.

Sincerely,

Salvatore J. Corda

Salvatore J. Corda

Rationale for Request to Remove 1 Glen Park Road, Purchase NY 10577 (Town of Harrison Tax Assessment Map Block 691 Lot 66) from the Mamaroneck Valley Sewer District

Property Owners: Salvatore and Rozelle Corda residing at the same address

The regulations concerning the removal of a property from a Sewer District state the following:

VARIANCE:

The Commissioner of Environmental Facilities, in his or her discretion and with the advice from the Health Commissioner, where applicable, may upon written application grant a variance from a specific provision in this policy where such a variance is in harmony with the general purpose and intent of this Policy or when the variance is determined by the Commissioners to be in the best interests of the public health and welfare. In addition, the Commissioner may impose more stringent requirements in a specific case, when necessary, where it is determined to be in the best interests of the public health and welfare. The applicant shall provide such additional information as may be requested by the County in connection with such request. The burden of proof for a variance shall be on the applicant.

REMOVAL OF A PARCEL FROM A COUNTY SANITARY SEWER DISTRICT

Residential Parcels. An applicant seeking removal from a County sanitary sewer district for residential parcel(s), whether developed or not, must provide Environmental Facilities with a resolution from the municipality with jurisdiction requesting removal of the parcel. The package submitted with the resolution shall include tax roll information, a parcel location map and sewer map location. The applicant shall provide such additional information as may be requested by the County.

Parcels in the following categories will not be removed from a County sanitary sewer district:

1. Any parcel less than 40,000 square feet in area;
2. Any parcel where the property lines are within 100 feet of a public sanitary sewer and that sewer is otherwise accessible; or
3. Any parcel that has a documented history of septic failure, i.e. a Health issued notice of violation or hearing within the past five (5) years.

With respect to the property under consideration, please note the following with regard to the reasons stated above for not approving removal:

1. Any parcel less than 40,000 square feet in area – the parcel for which the variance is being requested is 21,780 square feet. My belief is that the assumption behind this requirement is that, in the event of a septic system failure, a 40,000 square foot property would provide sufficient space on the property for the creation of a new septic system. Note, however, that there is no scientific basis for the requirement of a 40,000 square foot plot should this occur. Furthermore, and of a more practical nature, the remedy in the event of a septic system failure is the immediate repair or replacement of the existing system at the homeowner's expense given that there is no anticipation of sanitary sewers being constructed in the foreseeable future.
2. Any parcel where the property lines are within 100 feet of a public sanitary sewer and that sewer is otherwise accessible – the parcel is not located within the stated 100 feet. Moreover, the nearest public sanitary sewer line is approximately one half mile from the property.
3. Any parcel that has a documented history of septic failure, i.e., a Health issued notice of violation or hearing within the past five (5) years – there is no record of any notice of violation since the homeowners took possession of the property of December 26, 1989.

Please note that the proposed change requires no engineering modifications to the Sewer District facilities and there is no impact on the County facilities since this parcel was never connected to the sewerage system. The proposed change increases free reserve capacity at the District treatment plant for future enlargement of the District from surrounding areas without the capital cost of expanding treatment facilities.

Rationale prepared by Salvatore J. Corda, property owner – June 8, 2015