

James A. Dillin, PLS

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March 19, 2024

Donald Serotta, Planning Board Chairman
Town of Chester
1786 Kings Highway
Chester, N.Y. 10918

RE: 1414 Kings Highway LLC
Section 13 Block 1 Lot 137

Dear Don and Board Members:

Since our last presentation before the Planning Board on December 6, 2023, the Town Board was in the process of approving a moratorium that would affect our Application of a (6) Lot Subdivision. The Town Board acted on the Local Law No. 8 of 2023, revised 2-28-24 on March 13, 2024 and approved the Law.

At this time I would like to amend our Application to a (4) Lot Residential Subdivision.

I would like to address the comments of the December 5, 2023 letter from Fusco Engineering and Land Surveying in numerical order:

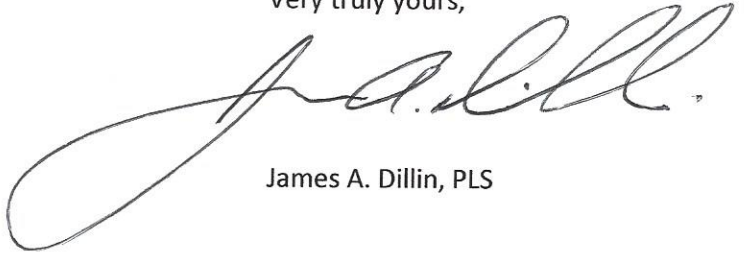
1. OCDOH approval is required. Upon receiving preliminary approval, we will submit to the OCDOH.
2. Storm water report was stamped and sent to Fusco Engineering and Land Surveying and is included as an attachment with this submission.
3. OCDPW approval is required. I believe the Town has sent it to the OCDPW and I will review status (no change to Lot 3 occurred).
4. A Long Form EAF will be submitted with this submittal.
5. Note 2 on page 2 has been corrected.
6. Title Blocks have been revised.
7. The Plans are in conformance with the 25' buffer from wetlands.
8. A Legend has been added.
9. Water main along Well Sweep Lane has been removed since Lot 5 and Lot 6 are eliminated.
10. Cleanouts have been added on Lot #4 gravity sanitary line.
11. Area of disturbance has been added.
12. See note 4 comment above.
13. See notes on Sheets 2 of 5 and 3 of 5.
14. L.S.E has been added.
15. Sewer line has been revised on Lot 4.
16. Roof drains are shown, proposed dwelling are slab on grade.

17. Flush hydrant detail to be reviewed by Town of Chester Water Department.
18. Lot 4 will require a Wetland Disturbance Permit.
19. This was discussed at the Planning Board meeting with no final decision.
20. No driveway culverts proposed except Lot 3.
21. Sight distances are shown.
22. No culvert known under access drive.
23. Was shown as 18" hdpe.
24. See comment 3 above.
25. Stream classification; see note 8 on Sheet2, Class C.
26. Stream Crossing Permit is not required on a Class C stream,

We would like to be placed on the April 3, 2024 Planning Board agenda to further discuss this project.

Thanking you in advance for your consideration on this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J.A. Dillin', with a large, stylized loop at the end.

James A. Dillin, PLS

JAD/td

encl.

cc: 1414 Kings Highway LLC
MHE Engineering, D.P.C.