

James A. Dillin, PLS

PROFESSIONAL LAND SURVEYOR
38 SCOTCHTOWN AVENUE
GOSHEN, NEW YORK 10924
PHONE (845) 294-9086 FAX (845) 294-3606

October 17, 2023

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:

Please find enclosed Subdivision Maps for 1414 Kings Highway LLC. The plans have been revised since the June 1, 2022 Planning Board meeting and as per comment letter dated May 31, 2022 from Fusco Engineering & Land Surveying, D.P.C.

1. Proposed Use will be 6 residential Lots, all single family served by both sewer and water from existing improvements on site.
2. Water and sewer connections are shown.
3. Wetland Report is attached (see letter from Peter D. Torgersen, Environmental Sciences).
4. Threatened and endangered species report for bog turtles is attached (see letter from Peter D. Torgersen, Environmental Sciences).
5. SHPO archeological sign off is attached (see letter from NYS Department of Parks, Recreation and Historic Preservation).
6. Storm water report attached (2 copies).
7. Proposed infrastructure details are shown on Sheet 5 of 5.

We would like to be placed on the November 1, 2023 Planning Board agenda to further discuss this project.

Thanking you in advance for your consideration on this matter.

Very truly yours,



James A. Dillin, PLS

JAD/td
Encl.
cc: 1414 Kings Highway LLC

PETER D. TORGERSEN,
ENVIRONMENTAL SCIENCES

110 Town Line Road, Pearl River New York 10965, 845 642 8939 peter.torger271@gmail.com

June 30, 2022

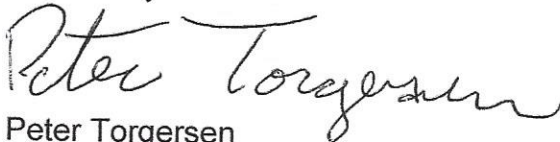
James A. Dillin PLS
38 Scotchtown Road
Goshen, New York 10924

Re: 1414 Kings Highway LLC

Dear Mr. Dillin,

The above site has two separate and distinct wetland areas that should be considered under the jurisdiction of the U.S. Army Corps of Engineers. Both wetland areas have scrub shrub habitat that are bordered by successional agricultural fields. The onsite wetland vegetation is all species commonly found throughout lower New York state. There are Red Maple, Pin Oak and Green Ash for trees, Silky Dogwood, Spice Bush and Multiflora Rose for shrubs and Tussock Sedge, Sensitive Fern and Soft Rush for the forbs. The upper end of area B is choked with Phragmites that has extended out of the detention pond that is for the Sugar Loaf apartments. Both wetlands are located primarily along the banks of two small streams that run across the site. These streams drain to the west under Sugar Loaf Road and further downstream they both connect to larger wetland systems. The Soils Survey of Orange County shows this location to have Fredon soils located along both streambeds. Fredon soils are a nationally recognized type of hydric soil. Onsite soil tests confirmed the presence of hydric soil conditions and chromas. The NYSDEC does not have jurisdiction over the onsite wetlands or streams, none of these are highlighted on the DEC website. The USACOE does not have any protective buffers on their jurisdictional areas. Any proposed disturbances to the wetlands must gain prior approval from the ACOE before work begins.

Yours truly


Peter Torgersen

PETER D. TORGERSEN,
ENVIRONMENTAL SCIENCES

110 Town Line Road, Pearl River New York 10965, 845 642 8939 peterTORGER271@gmail.com

May 17, 2023

James A. Dillin, PLS
38 Scotchtown Avenue
Goshen, New York 10924

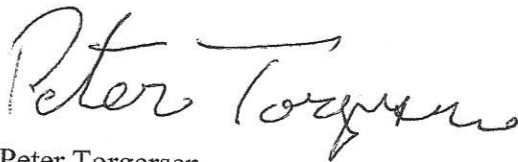
Re: Potential Bog Turtle Habitat At 1414 Kings Terrace LLC

Dear Mr. Dillin,

At your request I visited the above site to look for any potential Bog Turtle habitat, I found none whatsoever. Bog Turtles prefer calcareous wetlands (areas that contain lime), including meadows, bogs marshes and spring seeps. Bog Turtles are always found in wetlands that have a combination of mucky, organic based soils and a plant community dominated by sedges, rushes, native grasses and ferns. The turtles require open areas without too much brush or trees so that sunlight can reach the ground which allows the turtles to sun themselves as well as to successfully incubate the eggs. They need wetlands that have a soft deep mud that allows them to burrow in order to escape predators and to hibernate. Located just a short distance to the south west between Kings Highway and the railroad tracks is the NYSDEC wetland WR-19 which is known to have a resident Bog Turtle population. The rail road tracks present an insurmountable obstacle for any turtles trying to head east towards the 1414 Kings Terrace LLC subdivision.

The project site is mostly early successional field habitat with a band of scrub/shrub vegetation along both sides of the onsite stream. The onsite wetlands all have mineral hydric soils that are not suitable for Bog Turtles because of the lack of any mucky soil conditions. All of the onsite wetlands are fed by surface runoff of some kind or another whether it is the onsite stream, the roadside ditch or the detention pond uphill by the apartments. There are no springs or ground water outlets on the 1414 site and that alone eliminates this project site from potentially having any Bog Turtle habitat.

Yours truly,



Peter Torgersen



New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

December 29, 2022

James Dillin
Land Surveyor
James A. Dillin, PLS
38 Scotchtown Avenue
Goshen, NY 10924

Re: SEQRA
Subdivision of Property for 1414 Kings Highway
1414 Kings Hwy, Chester, NY 10918
22PR08089
OR72-92

Dear James Dillin:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: B. Russell