

PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

March 18, 2020

Donald Serotta, Chairman
Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

Re: Elkay Drive Commercial Building
P&P No. 19139.01

Dear Mr. Serotta:

In reference to the above project, attached please find the revised plan set and the revised Storm Water Pollution Prevention Plan Narrative. The plans have been revised based on the Fusco Engineering letter of January 27, 2020, as well as comments received from the Town of Chester Planning Board Meeting of March 4, 2020. The following are specific revisions in order of comments:

Fusco Engineering Letter of January 27, 2020:

1. Wells and septs on adjacent property are currently being surveyed and shall be shown on the next submission. We do, however, meet all separation distances.
2. SWPPP Comments:
 - a. NOI and MS4 Acceptance forms have been completed and only require owner/operator signatures.
 - b. Infiltration testing has been done and results are provided on the plans. The infiltration basin design has been modified to reflect these results.
 - c. Pre and Post Development Drainage Maps have been provided in a revised copy of the SWPPP under Appendix 4. Tc's, drainage areas and subareas can be found in the HydroCAD calculations provided in Appendices 5 and 6.
3. Joint soils tests were conducted on March 10, 2020. Results have been added to the plan.
4. Highway Department letter has been addressed.
5. Proposed hours of operation have been added to the cover sheet.

6. A construction sequence has been provided in the Erosion Control & Construction Sequence Notes on Sheet 5.

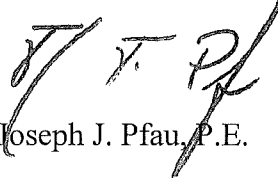
Board Comments of March 4, 2020:

- Note 16 has been added to the General Notes on Sheet 1, indicating prior to the start of construction, no material is to be excavated and moved off-site without first notifying the town of Chester Planning Board of where the material is going.
- Stabilized pond access drives have been added along both stormwater management ponds. A construction detail for the access drives as well as other necessary stormwater details have been added to Sheet 10. Ease of access has been provided for both drives via drop curbs.
- Proposed grading near the eastern property line and around the infiltration basin has been changed to 2 horizontal to 1 vertical (2:1) side slopes.
- The landscaping plan has been revised to remove species near the well in front of the building, and replace the Azalea species with Andromeda. The number of plants shown on the plan now matches the number of plants in the notes.
- The Pole Mount Lighting Detail has been revised to include a note requiring full cut-off doors or an appropriate equivalent so as to reduce glare off buildings or outside property line.
- A culvert with a 6" HDPE pipe has been added underneath one of the project entrances in place of the existing stone swale to direct stormwater runoff.

Please place this item on your next available Planning Board agenda. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Joseph J. Pfau, P.E.

JJP/tmp
attachments
cc: Client