



PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

November 16, 2023

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

Re: Baroda Subdivision
Town of Chester – SBL: 12-1-31
P&P No. 14118.01

Dear Chairman Serotta and Members of the Board:

In reference to the above project enclosed please find the following for your consideration of the yield plan review of this project:

- One (1) copy of the revised Yield Plan set
- One (1) copy of the revised long EAF Part 1
- One (1) copy of the Geologist Report from Tectonic Engineering
- One (1) copy of the 24" x 36" Soils Test Location Plan (black and white)
- One (1) copy of the 11" x 17" Soils Test Location Plan (color)
- One (1) copy of the Cluster Display Plan with Grass Areas
- One (1) copy of the Cluster Display Plan without Grass Areas

The above info has been revised/provided in response to Lanc & Tully letter dated September 26, 2023 and Fusco Engineering letter dated September 28, 2023. The following are our specific responses to those comments specific to the yield plan.

Lanc & Tully letter dated September 26, 2023:

1. Each lot on the yield plan meets the criteria of section 83-22. Specifically section 83-22A. "lots to be buildable" must contain a 5,000 sf buildable area which meets the criteria of 83-22A.(1) thru (4).
 - (1) Average slope of 15% or less: each lot provides this criteria either existing or with proposed grading (which is allowed with compliance of (1)(a) thru (g).
 - (2) Does not include wetlands.

(3) Does not include flood plains/floodways.

(4) does not contain easements.

There is nothing in section 83-22 that indicates the calculation of a minimum buildable area only to show that a 5,000 s.f. buildable area can be achieved.

SEQRA:

- a. The table in E.1.b. has been revised accordingly. The disturbance limits have been reduced on the cluster plan so that the total disturbance is now 20.3 acres. This is reflected in the table and Section D.2.b.b. has also been revised.
- b. Endangered species report being updated to include the rocky summit grassland.
- c. E.3.h. has been revised accordingly.
- d. We have confirmed that the Indiana Bat is not listed.
- e. Visual Analysis is being updated.
- f. Visual Analysis is being updated.

Fusco Engineering letter dated September 26, 2023:

1. The yield plan has the updated NYSDEC and ACOE wetlands. The new wetlands have been submitted to both the NYSDEC and ACOE for jurisdictional determinations.
2. NYSDEC endangered species report is being updated and will be submitted upon completion.
3. Five (5) percolation tests were performed in locations determined by Fusco engineering. These test were completed and witnessed by Fusco engineering on 10-13-23. All results were satisfactory and are shown on the yield plan.
4. A geologist (with tectonic engineering) was retained to do soil testing in the 3 areas in which the soils map indicate soils groups not suitable for septic. A summary of results are as follows (see also Tectonic report):
 - one test was completed in RbB soils group VII as mapped. Determined by tectonic engineering to be soils group I.
 - two tests were completed in RsD soils group XII as mapped. Determined by tectonic engineering to be in soils group VI.

-one test was completed in MdD soils group XII as mapped. Determined by tectonic engineering to be soils group IV.

All soil groups allow septic to be installed. Further (5) deep test pits were performed in these soils groups previously and witnessed by Fusco engineering. All results were satisfactory. We have enclosed a colored soils map which shows the locations and results.

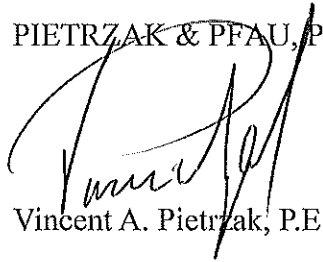
5. The plan acknowledges that lot 4 does not meet separation requirements and is not included in the final lot count.

Please place this item on the next available agenda for further discussions.

Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

A handwritten signature in black ink, appearing to read 'Vincent A. Pietrzak', is written over the printed name and firm name.

Vincent A. Pietrzak, P.E., P.L.S., LEED®AP

VAP/tmp
attachments
cc: Client w/attachments

