



PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

September 7, 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:

Our firm represents the applicant for the above-referenced subdivision application. The purpose of this letter is to respectfully request the Board re-engage in review of our subdivision application, place it on your next available agenda, and complete your review and issuance of preliminary plat approval. I've attached one (1) copy of the yield plans and current preliminary cluster plans, revised to include the current wetlands delineated on April 12, 2023. Based on the updated wetlands delineation, the lot count on both the yield and cluster plan was reduced to twenty-eight (28) lots.

As you may recall, this subdivision review was initiated by AFR Engineers in 2010. Our firm took over as planning engineer for the project in June 2014. Over the next year plus, working with the Board, a yield plan was approved after performing soils testing with the Town Engineer, and a cluster plan selected. Additional revisions were also made based on input from the Highway Superintendent. In May 2016, the Board declared its intent to be lead agency pursuant to the State Environmental Quality Review Act ("SEQRA"). By November 2016, an updated application, SEQRA Long EAF and preliminary subdivision plans were submitted. However, shortly thereafter, the Town had enacted a development moratorium which did not end until November 2017. In January 2018, the project appeared before your Board again and a Public Hearing was scheduled for March 2018. Both March Planning Board meetings were cancelled, and the Public Hearing was subsequently held and closed at the April 4, 2018 meeting.

For the remainder of 2018, plan revisions were made based on public comments. At the request of the Board, a visual analysis consultant and an archeologist were retained to complete additional studies to support the SEQRA review. In the summer and fall of 2019, a Phase I archeological report was completed on the site, analyzing approximately 420 excavation points. The report was submitted to the State Historic Preservation Office ("SHPO") and a final no impact determination by SHPO was received on February 28, 2020. The COVID pandemic brought a pause to further review of the project. During this time, the DOH revised its regulations for septic system designs. We confirmed that the lot designs still work under the amended regulations.

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Since the time we last appeared before the Board, recent site inspections have confirmed that no changes have occurred to this property or its vicinity to add, change or alter the previously identified and addressed comments and concerns. The project remains viable, and all plans remain up to date.

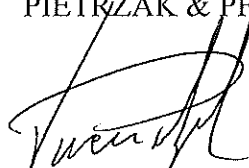
To assist the Board's continued review of this project, we prepared -- in chronological order (newest to oldest) -- a complete submission representing the history of the Board's subdivision review. Additionally, as requested, we have attached a new application (notarized copies will be submitted as soon as possible) and EAF to support a SEQRA determination.

We look forward to re-appearing before the Board and answering any additional questions you may have. It is our hope that the Board can promptly move toward granting preliminary plat approval.

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', written over the printed name below.

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

VAP/tmp
attachments
cc: Client w/attachments