



PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

February 28, 2018

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

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

Dear Mr. Serotta:

In reference to the above project, enclosed please find one (1) copy of the revised Baroda Cluster Subdivision Plan, one (1) copy of the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, and one (1) disk containing these items in digital format. The plan has been revised in accordance with the Fusco Engineering & Land Surveying, P.C. letter dated December 27, 2017, and the preparation of the SWPPP. The specific revisions and responses are as follow:

Fusco Engineering & Land Surveying, P.C. letter dated December 27, 2017:

1. New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) has been contacted regarding the proposed project in regard to possible impacts to historic or archeological sites in the area. Based on the correspondence with OPRHP, a Phase I survey will be required for this site. A qualified archeologist is currently being contracted to complete this survey and any concerns indicated by OPRHP will be addressed. The correspondence with OPRHP is provided in the SWPPP.
2. As discussed in the January 17, 2018 Planning Board meeting, a meeting was held with the Highway Superintendent to discuss utilizing a 12 percent grade on the proposed roadways due to the existing grade of the land. Although this is allowable by code, it was indicated that this would not be an acceptable situation for this project, and a maximum 10 percent grade would be required. The roadway and lot layout was revised to maintain a maximum 10 percent grade on the proposed roadways, in accordance with the Highway Superintendents request.
3. The Typical Road Half Section detail has been revised to reflect non-woven geotextile under the 12" NYS Item 4 course, and a tack coat between the wearing course and binder course, as requested.
4. A note has been added to the plan as General Note 13 on the cover sheet and Note 2 of the Typical Road Half Section which states that no trees, fences, streetscape, etc. are to be located in the Town of Chester 50 foot right of way.

5. The Pipe Bedding & Backfill Detail has been revised to show the final backfill as approved R.O.B. compacted in 8" lifts, as requested.
6. A SWPPP, including a draft NOI has been included with this submission.
7. NYS DOT sight distance triangles have been provided on Drawings 5 and 6 of 17, as requested.
8. The required well testing will be completed in conjunction with the testing required by the Orange County Department of Health for Realty Subdivision review and approval.
9. Comment noted.
10. The applicant will work with the Planning Board Attorney for the preparation of an agricultural easement for the proposed project.
11. No revision to plan based on comment.

Stormwater Pollution Prevention Plan Preparation:

1. The Proposed stormwater management areas have been designed as P-1 Micropool Extended Detention Ponds. The design and details, including proposed outlet structures, have been provided on the plan set.
2. Minor adjustments to the stormwater infrastructure piping has been completed to ensure the stormwater from each area is directed to the appropriate stormwater practice.

This item has been scheduled for a Public Hearing at the March 7, 2018 Planning Board Meeting. I appreciate your attention to this matter. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Mark W. Siemers, P.E.

MWS/tmp

encs.

cc: Client w/ encs

14118.01 Planning Board Letter 2018-02-28