

210150

28 August 2023

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

RE: Bell Station Corp.
Laroe Road & Pond Road, Town of Chester, Orange County, NY
Section 4, Block 1, Lot 6.22

Dear Mr. Serotta:

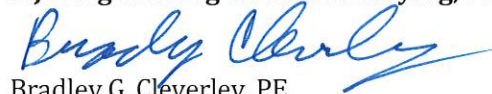
We are in receipt of a comment letter prepared by Fusco Engineering and Land Surveying DPC dated June 12, 2023. In response, we offer the following comments:

1. The findings letter from SHPO shall be submitted upon receipt.
2. There will be no impact to the federal wetlands on the site.
3. The Threatened and Endangered Species report will be provided as this project proceeds.
4. The plans have been revised to include the existing well, water and the sewer connection to the force main in Pond Road.
5. The limit of disturbance has been determined to be less than 1.0 acres. As such, we have provided the Erosion & Sediment Control Plan (ESC). A Stormwater Pollution Prevention Plan (SWPPP) is not required.
6. We recognize that the project will need to be referred to 239 GML.
7. The utilities are shown on the plans including water and sewer. The drainage is limited to the parking lot sheet flow.
8. The Landscaping and Lighting Plan is provided. Lighting details will be provided as the project proceeds.
9. The building has been revised to 11,375 SF. As such, it does not require sprinklers.
10. The Erosion & Sediment Control Plan is provided.
11. A stamped plan set has been submitted to the Town of Chester Planning Board.
12. Noted.

We look forward to presenting this project at the next planning board meeting. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,

MJS Engineering & Land Surveying, PC


Bradley G. Cleverley, PE
President

BGC/mlp
Enclosures

cc Brian Leentjes, Bell Station Corp.

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