

ARDEN CONSULTING ENGINEERS, PLLC

November 13, 2023

Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

Re: Davidson Drive Holdings, LLC
Lake Station Road
SBL 17-1-22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8
Town of Chester, NY

Response to Consultant Comments

Hon. Donald Serotta, Chairman & Planning Board Members:

Arden Consulting Engineers, PLLC is providing this response letter on behalf of the Applicant, Davidson Drive Holdings, LLC, in response to the recent Consultant comments received for the referenced project. The paragraphs below contain responses to the comments in bold. A site plan set last revised 11/13/23 consisting of 22 sheets along with an updated Public Hearing Response letter dated 11/13/23 is included under cover of this letter.

Lanc & Tully Engineering & Surveying, P.C. Letter dated October 30, 2023

1. The revised plans reflect a change in site access from Lake Station Road to Davidson Drive based on public comments received on the project. The applicant has submitted an Easement agreement with the adjoining property to facilitate access to this road. This will reduce overall disturbance on the site, reduce wetland impacts and send all traffic out to Bellvale Road/CR82. The Board's traffic consultant can comment on the technical implications of this plan change.
Response: Comment noted and TIS related responses will be provided under separate cover from the Traffic Consultant.
2. The Project is a Type 1 Action under SEQR based on the size of the structure and amount of disturbance. The Planning Board declared its intent to be Lead Agency in May of 2021 and a notice was circulated. No further action was taken on this project. We defer to the Board and its traffic engineer to determine if the plan modification presented is sufficient to mitigate traffic impacts or if amendments to the applicant's traffic analysis are warranted to make this determination.
Response: Comment noted and TIS related responses will be provided under separate cover from the Traffic Consultant.

Fusco Engineering & Land Surveying, D.P.C. Letter dated November 1, 2023

We have reviewed the submittal and offer the following comments.

1. Address all public comments.

P.O. Box 340 ♦ Monroe, N.Y. ♦ 10949
Tel: 845-782-8114 ♦ Email: mam@ardenconsulting.net

Response: An updated response to Public Hearing Comments has been provided.

2. Add note regarding extra shift – requires Planning Board approval.

Response: Comment noted and note 1. has been added to sheet 1. of the plans.

3. Fence in drainage areas is required.

Response: A split rail fence is now shown around the perimeter of the drainage facility.

4. Planner's comments.

Response: Comment noted, see earlier responses.

5. Attorney to review agreement.

Response: Comment noted.

6. Provide proposed signage.

Response: There are no ground mounted signs proposed at this time.

7. Board comments.

Response: Comment noted.

We look forward to being placed on the December 2023 Planning Board agenda to discuss this project.

Please do not hesitate to contact me if you have questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC



Michael A. Morgante, P.E.

C:\Users\arden\Dropbox\JOBS\20-028 Lake Station Road\Comment Letters\Response Letter 11-23.doc