



**ORANGE COUNTY  
DEPARTMENT OF PUBLIC WORKS**

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**Christopher R. Viebrock, P.E.**  
*Commissioner*

**Steven M. Neuhaus**  
*County Executive*

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**Via Email: [donaldserotta@yahoo.com](mailto:donaldserotta@yahoo.com)**

January 28, 2016

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

Re: Madonia - Commercial Entrance  
Town of Chester, SBL: 8-1-50.2  
County Route 13 – Kings Highway  
Plans By Lehman & Getz, P.C.  
Sheets 1-2 Date: Last Revised: 1-7-16  
Full Environmental Assessment Form 12/29/15

Dear Mr. Serotta:

This Department has reviewed the plans for the above referenced commercial entrance and conceptually accepts the location of the proposed road entrance on County Road No. 13 (Kings Highway).

We have the following comments based on the current submission:

1. The existing driveway is required to be brought up to current Orange County Standards for a Commercial Entrance.
2. The wood fence is required to be removed from within the County Right of Way and the Property Line. All fences are required to be completely on the referenced tax parcel above.
3. Show all proposed grading.
4. ASPHALT PAVING/RESTORATION: Add the following information to the plans
  - o All Asphalt is required to be saw cut parallel and/or perpendicular to the edge of pavement to provide a clean tie into the existing pavement..
  - o All edges of existing asphalt are required to be swept and tack coated prior to any (temporary and permanent) paving.
5. LANDSCAPING: Add the following notes to the plans
  - o Add a note that no plantings (shrubs/trees) or landscaping features (Gates, Fences, Stone Pillars, Stone Walls, Signs, etc.) shall be placed within the County Right of Way.
  - o No stones or boulders can be used or installed within the County Right of way for any purpose (i.e. landscaping features or to create a flared end section at the end of a culvert pipe).

- Any planting and landscaping features (i.e. fences) are required to be offset from the property line by 5 feet.
- All signs (i.e. Subdivision or Commercial Signs) are required to be offset from County Right of Way by 5 feet. The nearest portion of any part of the sign must be at 5 ft from the property line.

**6. RIGHT OF WAY:** Add the following information to the plans

- Monumentation: Provide monumentation along the frontage of the County Road at all angle points.
- Concrete monuments are required to be used for all monumentation.
- Monumentation shall be installed by a professional land surveyor licensed to practice in New York State.

**7. STOP SIGN AND POST SPECIFICATIONS:** Add the following information to the plans

- All signs installed within the County Right of way are required to be installed on breakaway posts.
- Show location of the Stop Sign and Stop Bar on the Road. Stop Bar width is 1'-6".
- Provide Stop Sign and Breakaway Post Assembly Details. The following are the current specifications for the Stop Sign/Post Assembly.
- Stop Sign: 30" x 30"; 3M or Equal; Hi Intensity Prismatic Grade Reflective Sheeting.
- Base Post: Length 3'-6"; Hot Dipped Galvanized; 4 lb/ft Strength (Short Post Projection above Finish Grade is to be not more than 4").
- Sign Post: Length 10'-0"; Hot Dipped Galvanized; 4 lb/ft Strength
- Attached to base post is (2) 3'-0" x 3" wide; Red Hi Intensity Prismatic Grade Reflective Sheeting.
- Sign Bolts: Hot Dipped Galvanized Grade 5
- Breakaway Bolts: Aluminum

**8. PROPOSED SIGNAGE:** Add the following notes to the plans

- Per the FEAF, the property will be a proposed retail garden center, show all proposed signage.
- Orange County does not allow any signs to be installed within the County Right of Way.
- All proposed signs (Project identity sign and Commercial Directory Sign) are required to be offset from the Right of Way/Property Line by 5 feet onto the private property. We require these modification(s)/note(s) to be made on the plans.

A full set of site design plans prepared in conformance with the Policy & Standards of the Orange County Department of Public Works must now be submitted to this Department for review and approval.

If you have any questions, please contact this Office at your earliest convenience.

Very truly yours,



Mike Carroll  
Senior Engineer

cc: Christopher Viebrock, PE, Commissioner  
Travis Ewald, PE, Deputy Commissioner  
Joseph E. Stankavage, PE, Principal Engineer  
Karen Emmerich, Lehman & Getz, P.C. Via Email karen@lehmangetz.com