



PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

April 17, 2019

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

Re: Lands of Meadow Hill – 3 Lot Subdivision
Town of Chester – SBL: 15-1-24

Dear Mr. Serotta:

In reference to the above project, attached please find one (1) copy of the subdivision plan set. The plans have been revised and developed based on our Planning Board meeting of December 5, 2018, as well as the Al Fusco, P.E. letter dated November 12, 2018. The following specific revisions have been made:

Al Fusco, P.E. Letter Dated November 12, 2018:

1. No revisions to plan based on comment.
2. Preliminary drawings are included herewith.
3. North County Ecological Services has completed a survey which determined that there are no ACOE Jurisdictional Wetlands on site. Note 9 has been added to the cover sheet.
4. We are contracting with an archeologist to obtain SHPO sign-off.
5. We have contracted with North Country Ecological Services to perform and endangered species investigation. Once complete, we shall submit to the Board.
6. The plans now include soils testing and full septic designs. We will coordinate to schedule soils testing with the Town Engineer.
7. No revision to plan based on comment.

Planning Board Comments from December 5, 2018 Meeting:


1. The plans now indicate a minimum 100 foot separation from all proposed septic systems to the on-site stream.

2. A driveway profile detail has been provided on Sheet 4 of the plan set, which shows a negative 2% slope for the first 20 feet of driveway. We have also provided full grading plans. Note that no driveway slope exceeds 10%.
3. A roadside ditch has been provided along Trout Brook Road to the existing stream, along Lot 1. A 15 inch driveway culvert has also been provided.
4. Fifteen (15) inch driveway culverts have also been provided for Lots 2 and 3, as requested.

Please place this item on your next available Planning Board agenda. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Joseph J. Pfau, P.E.

JJP/tmp
attachments
cc: Client