

PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

January 20, 2016

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

Re: Woodridge Subdivision
P&P No. 14102.01

Dear Mr. Serotta:

In reference to the above project, enclosed please find twelve (12) copies of the revised Cluster Subdivision Plans, twelve (12) copies of the Public Hearing Responses, twelve (12) copies of the Miller Hydrogeologic Incorporated (MHI) Aquifer Testing narrative, three (3) copies of the full MHI Aquifer Testing report, and twelve (12) copies of the Archaeological Investigations for the proposed Woodridge Cluster Subdivision prepared by Alfred G. Commisa, RPA. These items have been prepared and/or revised in accordance with Planning Board comments, Public Hearing comments, and the Fusco Engineering letter dated September 2, 2015. The specific revisions and responses are as follows:

Fusco Engineering & Land Surveying, P.C. Letter Dated September 2, 2015:

1. There is an existing dry drainage channel which will run under the proposed driveways for Lots 7, 8, and 9. This channel can be seen on the map by the existing contours. The proposed driveway culverts for Lots 7, 8, and 9 have been designed to handle stormwater coming from the northeast hillside. The driveway culvert calculations for these lots have been provided with this submission.
2. General Note 10 on Sheet 1 has been revised to indicate that there are no federal jurisdictional wetlands located on the site.
3. A Pipe Bedding & Backfill Detail has been provided on Sheet 12 as requested.
4. The Stabilized Detention Pond Access Drive Detail has now been provided on Sheet 14.
5. The Typical Road Half Section detail, provided on Sheet 12, has been revised to specify what type of wearing and binder courses are to be used, NYS DOT Item #4 specification, filter fabric below the Item 4, and the required crown of the road.


Additionally, a concrete curb detail has been provided on the plan showing a 4" curb underdrain.

6. The approval letter from the Orange County Department of Public Works has been provided with this submission. A submission will be made to the Orange County Department of Health for Realty Subdivision Approval upon the issuance of Preliminary Approval.
7. A Map, Plan, & Report for the formation of a Drainage District will be submitted to the Town Board for consideration prior to the signature and filing of the subdivision map.
8. Please refer to the attached Public Hearing Responses document for responses to Planning Board and Public comments.

Please place this item on the next available Planning Board agenda for consideration of Preliminary Subdivision Approval. 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

A handwritten signature in black ink, appearing to read 'Mark W. Siemers', written in a cursive style.

Mark W. Siemers, P.E.

MWS

encs.

cc: Fusco Engineering w/ encs
Client w/ plans



ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS

Christopher R. Viebrock, P.E.
Commissioner

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Steven M. Neuhaus
County Executive

November 30, 2015

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

Re: Woodridge Subdivision
County Route 45 – Laroe Road
Plans By Pietrzak & Pfau Engineering & Surveying, PC
Date: 12/5/13, Last Revised: 6/1/15
Drawings No.: 1 thru 15
Last Revised 8/17/15
Town of Chester, SBL: 8-1-50.2

Dear Mr. Serotta:

This Department has reviewed the plans for the above referenced subdivision and Orange County Department of Public Works approval is hereby granted under the provisions of Section 239-f of the General Municipal Law. Therefore, it is now referred back to your Board for action and/or approval.

A Highway Work Permit must be secured from the Orange County Department of Public works under Section 136 of the Highway Law prior to any site preparation or construction.

Be advised there is Offer and Dedication required for this subdivision. The Offer and Dedication is lengthy process and recommend that this process be started early in the permit process.

As part of the Offer and Dedication, we require a total of four (4) concrete monuments to be set.

They are to be located at:

1. The end points of the line S77°17'54"E 255.66'
2. The end points of the line S65°04'01"E 90.00'

All other points marked on your "Subdivision Plat" (sheet 3 of 15) as proposed monuments can be done according to the Town of Chester's Codes, since they pertain to the proposed town road.

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

Very Truly Yours,



Mike Carroll
Senior Engineer

Enclosure

Cc: Christopher Viebrock, PE, Commissioner
Travis Ewald, PE, Deputy Commissioner
Joseph Stankavage, PE, Principal Engineer
Mark Siemers, PE, Pietrzak & Pfau Engineering & Surveying PLLC via Email:
Siemersm@PietrzakPfau.com