

# ARDEN CONSULTING ENGINEERS, PLLC

---

July 1, 2020

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

**Re:** Application for Subdivision & Site Plan Approval  
1251 Kings Highway, LLC  
Premises: 1251 Kings Highway (SBL 17-1-99.21)

## **Response to Comments**

Dear Chairman Serotta & Planning Board Members:

Arden Consulting Engineers, PLLC is providing this letter on behalf of 1251 Kings Highway, LLC (the “Applicant”), in response to comments received from Fusco Engineering & Land Surveying, P.C. (“Fusco”) and Karen Arent Landscape Consultant (“KALA”) regarding the above-referenced project. The paragraphs below summarize the Applicant’s responses to Fusco’s comment letter dated March 25, 2019 well as KALA’s comment letter dated March 29, 2019.

## **Fusco March 25, 2019 Comment Letter**

1. Michael Fraatz from the NYSDEC has performed a site visit and approved the location of the wetlands shown on the current plans. Email correspondence confirming this has been provided.
2. The shadow parking note has been added to sheets 3 & 4.
3. Stabilized construction entrances have been added to the Erosion and Sediment Control Plan.
4. The Surveyor’s certification has been added to sheet 2 of the plans. Sheets 2 will be prepared as the fileable subdivision plan as the planning process nears completion.
5. SWPPP:
  - a. The NOI has been signed by the Applicant. We are only aware of one Applicant for this project.
  - b. The calculations have been revised to an HSG of B & D soils.
  - c. Wetland Validation maps have been sent to the NYSDEC. We will provide a copy once we received executed maps.
  - d. Infiltration testing has been shown on sheet 15 of the plans.
  - e. Green Infrastructure Calculations have been added to the SWPPP in Appendix B.

- f. The foundation wall in the rear of the building will be designed to act as a retaining wall, as a result, no fill is proposed in this area.
  - g. Siltation pond calculations have been added to sheet 11. Siltation pond locations have also been shown.
  - h. Topsoil/spoil locations have been shown on sheet 11.
  - i. Stabilized construction entrances have been added to sheet 11.
  - j. A siltation pond note has been added to sheet 11 stating diversion swales with stone check dams may be necessary to drain sediment laden runoff to sediment control structures.
  - k. The rainfall associated with the 10-yr storm has been revised to 5 inches.
  - l. A note has been added to sheet 11 stating only one site at a time can be constructed.
- 6. A Long Form EAF with DEC mapper and a Bog Turtle Study have been provided with this submittal. We expect responses from the NYSDEC in the near future regarding the Bog Turtle Study.
  - 7. SHPO has provided an Effect Finding Letter which is included in this submittal.
  - 8. We have attempted to revise the Landscaping Plan in accordance with KALA's comments.
  - 9. Comment noted.
  - 10. Comment Noted.

### **KALA 3/29/2019 Comment Letter**

#### **COMMENTS:**

##### **Building One**

- 1. Comment noted.
- 2. The proposed Norway Spruces have been removed from the plans. Notes have been added that the existing hedge row and vegetation shall remain. We have attempted to revise the infiltration basin design to accommodate more screening in this area.
- 3. We have attempted to revise the infiltration basin to allow for more screening in this area. Landscaping is now proposed as requested.
- 4. A combination of deciduous trees and White Pines are now shown on the slope between the hedge row and proposed parking.
- 5. Deer fencing has been proposed and noted added.

6. A native seed mixture has been specified for all disturbed areas. The areas where development is proposed consist of one soil type which is the Mardin Series.
7. It does not appear that this comment pertains to this project as wildflower grass mix is not proposed for this site.
8. An Ernst seed mixture is proposed on sheet 9.
9. The Existing vegetation line along the western property line has been shown in this submission. Preservation notes have been added to the plans.

Building Two

10. The hedge row along Bellvale Road is noted to remain.
11. Screen planting with White Pines and native deciduous trees is now provided.
12. The hedge row is shown and noted for protection and fencing have been added.
13. The hedge row along the property line must remain since it is located within a NYSDEC wetland.

We look forward to being placed on the next Planning Board agenda. Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC



---

Michael A. Morgante, P.E.

C:\Users\arden\Dropbox\JOBS\18-029 Ostreicher\Response Letter 7-1-20.docx