



PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

January 22, 2020

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

Re: Elkay Drive Commercial Building
P&P No. 19139.01

Dear Mr. Serotta:

In reference to the above project, attached please find the revised plan set and the Storm Water Pollution Prevention Plan Narrative. The plans have been revised based on the Fusco Engineering letter of December 3, 2019, as well as comments received from the Highway Department of November 22, 2019. The following are specific revisions in order of comments:

Fusco Engineering Letter of December 3, 2019:

1. General Note No. 8 has been revised to indicate individual well and septic.
2. General Note No. 10 has been revised to indicate Town of Chester Fire Department.
3. All wells and septic systems within 200 feet of the property shall be shown on the next submission. This is currently being surveyed. We do, however, meet all separation distances.
4. The SWPPP has been provided.
5. Joint soils testing will be scheduled and all results will be shown on future submission.
6. General Note No. 15 has been provided on Sheet 1 indicating that retaining walls over 48" inches will require a building permit.
7. A typical commercial drive profile has been provided on Sheet 10 of the plan set, which indicates negative slope from Town Road.

8. Highway Department notes 1 and 2 have been provided on Sheet 1, addressing bonding requirements.
9. Landscaping Plan has been provided, no revisions to plans based on comment.
10. Traffic is proposed to be two-way and flow arrows have been provided on the site plan to indicate this.
11. Details of the proposed lighting have been provided on Sheet 7 of 11.
12. Escrow for storm water inspections shall be provided at the appropriate time. No revisions to plans based on comment.
13. Board comments: At the December Planning Board meeting, the Board requested hours of operation. These have now been provided on Sheet 1 of the plan set.

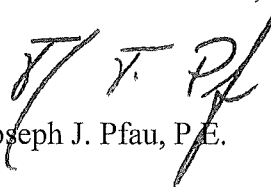
Highway Department Letter of November 22, 2019:

- Highway Department notes have been provided on Sheet 1. Note 1 addresses the \$20,000 cash driveway opening bond.
- The Commercial Drive Profile has been provided on Sheet 10. This detail indicates a negative grade off of Town Road, as requested.
- This detail also indicates a 15 inch DIP culvert pipe with the requested backfill and pavement specifications.
- Highway Department Note No. 2 addresses the \$50,000 bond 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