



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

## ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS

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**Erik Denega, P.E., P.M.P.**  
**Commissioner**

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**VIA E-MAIL:** mikep@ep-pc.com

Michael Puzio  
Engineering & Surveying Properties, PC  
71 Clinton Street  
Montgomery, NY 12549

July 7, 2022

Re: Donnelly – Sugarloaf Site Plan  
County Road 13 (Kings Highway)  
Town of Chester, SBL: 13-1-2  
OCDPW Review #19-0090

Dear Mr. Puzio:

This Department has received and reviewed the Site Plan prepared by Engineering & Surveying Properties dated January 18, 2022. Please note the following comments:

1. Add the County's standard note to all sheets of the project plan set, "No site preparation or construction, including utility connections, shall commence until a valid Highway Work Permit has been secured from the Orange County Department of Public Works under Section 136 of the Highway Law".
2. Provide metes and bounds along the County right-of-way.
3. Add the County's standard notes to the site plan.
4. Access Driveways:
  - a. Provide profiles for each access driveway. Current County Policy and Standards requires commercial access driveways to be constructed with a -6% grade from the white line for 6 feet (shoulder grade) and a -2% grade thereafter to create a low point 25-feet off the travel lane (white line).
  - b. Provide radius dimensions for both access driveways and a width dimension on the south driveway. A 10-foot tangent is required at the end of each radius, that is located at a 10-foot offset from the County Road travel lane (white line). At the end of the tangent, provide a taper back to the existing edge of pavement.
  - c. Provide a detail for the County commercial entrance pavement cross section. The County requires a 2-inch top course, 3-inch binder course, and a 12-inch subbase. This cross section (or a greater cross section) is required for the first 50-feet from the travel lane (white line). Please indicate these limits on the site plan.

- d. For driveway construction, the existing shoulder asphalt of the County Road is required to be removed by saw cutting at the white line. The shoulder is to be replaced with full depth asphalt. Show saw cut lines on the site plan and limits of full depth pavement.
  - e. Provide design information on how stormwater runoff will be conveyed across the access driveways.
- 5. All proposed parking lot pavement and proposed catch basin 1 (CB-1) need to be shifted outside the County right-of-way.
  - 6. Clarify if the access driveways and parking area adjacent to the County Road are to be curbed.
  - 7. Clarify if the entrances are for one-way or two-way traffic.
  - 8. Show the existing cross walk near the north access driveway and clarify if there will be pedestrian facilities proposed to serve this site.
  - 9. If a site sign to be installed, please show the location of the sign.
  - 10. Add a note to the sign-post detail on Sheet C-303, "Not for use within the County right-of-way."
  - 11. Provide maintenance and protection of traffic details.
  - 12. Provide trench and restoration details for the utilities to be located within the County right-of-way.

We have attempted to make this review as complete as possible; however, upon submitting revised plans and the nature of the revision, further comments may be required. Please provide one (1) hard copy and a digital copy (pdf) of all submitted materials.

Should you have any questions, please contact this office at your earliest convenience.

Yours truly,  
Orange County Department of Public Works



Anthony Trochiano, P.E.  
Principal Engineer

copy: Travis Ewald, PE, Deputy Commissioner (via e-mail)  
Michael Villarosa, PE, Principal Engineer (via e-mail)  
Mike Carroll, Senior Engineer (via e-mail)  
Megan Tennermann, AICP, OC Planning (via e-mail)  
Ross Winglovitz, PE (via e-mail)  
Town of Chester Planning Board (via e-mail)