

Principals:

Archie D. Fellenzer Jr., P.E.  
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April 1, 2015

Town of Chester Planning Board  
1786 Kings Highway  
Chester, NY 10918

Attention: Mr. Donald Serotta, Chairman

Subject: Primo Sports Complex  
Glenmere Road and NYS Route 94, Chester, NY  
Fellenzer Engineering Project 14-159

Dear Mr. Serotta,

In response to the comments from Fusco Engineering and Land Surveying, PC dated February 18 2015, we offer the following comments. Our comments are shown in *italics as "FE Comment:"* below Mr. Fusco's comments.

1. The applicant has provided our office with a site entitled "Primo Sports Complex Preliminary Site Plan" sheet C-101 page 1 and dated Feb. 2, 2015 as well as a response to engineering comments on the original site plan that was submitted for the November Planning Board meeting.

*FE Comment: A full site plan set has been provided for this submission.*

2. The site plan that has been submitted for the review will provide access from Tetz Road. This entrance will allow for access to Primo Sports from an existing Town Road.

*FE Comment: No comment.*

3. I have reviewed the Traffic Study and the study will need to be modified somewhat to address NYS DOT and Planning Board and public comments the study will need to investigate additional queuing on Rt 94 for the left turn lane and the impact this will have on traffic traveling southbound on NYS Rt. 94, especially when there could be a main event scheduled at the site that could draw up to 100 or more cars to site at a specific time.

*FE Comment: The existing left turn lane on NYS Route 94 has been that was included in the provided traffic study has been reevaluated and has been found to be sufficient to handle the projected traffic volumes generated by the proposed site.*

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**FE PROJECT NO. 14-159**

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4. We further request that the developer continue the right hand turn lane to the edge of NYS Route 94 in the future and require a \$10,000 cash bond be placed for this purpose prior to final approval of the project.

*FE Comment: The developer has agreed to the cash bond and the final design will be discussed with NYSDOT, the Town and the Traffic Consultant to determine if a right turn lane is warranted.*

5. The site plan now provides a 50' pavement width from the edge of the right turn lane to the opposite side of the street the applicant will need to show concrete curbs on both sides and repavement from the State ROW to the edge of their property along with details.

*FE Comment: Concrete curbs and new right turn lane are now shown.*

6. We have met with the Highway Superintendent and he is satisfied with the Tetz Road access with the understanding that the above noted work on Tetz Road be completed.

*FE Comment: No comment.*

7. The design engineers have indicated through the response letter that they will provide a full SWPPP in accordance with New York State regulations which require that the stormwater pond is designed to handle a 1 year, 10 year and a 100 year storm.

*FE Comment: A full SWPPP has been provided with this submission. The report indicates that the existing pond will be able to handle the 1, 10, 25 and 100 year storms.*

8. The design engineers response letter indicates that changes have been made to the site plan to address our previous comments however these plans have not yet been provided for review, with that being said we understand that for the site plan to move forward the applicant will need indication from the planning board to proceed with the proposed entrance to the sports complex from Tetz Road.

*FE Comment: A full site plan set has been provided with this submission.*

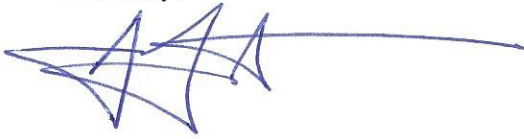
9. Prior to proceeding to a public hearing a full set of plans along with a SWPPP and a Long Form EAF will need to be provided to the Planning Board for review and approval.

*FE Comment: A full site plan set, including SWPPP report has been provided with this submission. A copy of the revised EAF Long Form was submitted to Fusco Engineering as part of the GML 239 package to County Planning. A digital copy of the form has been provided with this submission for the Planning Board.*

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FE PROJECT NO. 14-159**

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Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Amador C. Laput  
Project Manager

cc: Fusco Engineering