



October 17, 2017

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

Att: Don Serotta, Chairman

Re: Gibson Hill Estates, Lot 13, Realty Subdivision
(Sugar Loaf Trails Inc. Property)
Section 15, Block 3, Lot 23.1
115 Beverly Road
L&G #1662

Dear Mr. Serotta and Planning Board Members:

We have updated the plans and supporting information for the Gibson Hill Estates Lot 13 project in response to comments provided at the 10/4/17 Planning Board meeting.

We have made the following revisions to the plans:

1. We have added Note 22 to Sheet 1 regarding a proposed restrictive covenant for the 50-foot wide "no disturbance" areas adjacent to the stream.
2. We have added Note 23 to Sheet 1 regarding time limitations for tree clearing.
3. We have revised the distribution box details on Sheet 5 as recommended by the Orange County Health Department.

The following topics were discussed at the 10/14/17 meeting:

- a. FEMA flood insurance study: We have enclosed a copy of the Flood Insurance Rate Map for the project area. The property does not include any flood plain or floodway areas defined by the flood insurance study.
- b. Orange County Health Department approval: We have submitted plans for OCHD approval, and expect to have a response prior to the November 1st Planning Board meeting.
- c. SHPO review: We have submitted the archeological study to NYS and. expect to have a response prior to the November 1st Planning Board meeting.
- d. Wetlands and endangered species: These issues are being addressed by ERS Consultants, Inc.

We have enclosed a copy of the following information for your review and have sent PDF files to the Planning Board Secretary:

- Plans (5 sheets), revised October 11, 2017
- FEMA firmette of the project area.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Getz". The signature is stylized with a large "D" and a cursive "A".

Lehman & Getz, P.C.
David A. Getz, P.E.

cc: Sugar Loaf Trails Inc.