



September 20, 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 enclosed revised plans and supporting documents for proposed construction on Lot 23-3-23.1, also known as Lot 13 of Gibson Hill Estates. We last appeared before the Planning Board in 2014.

We provide the following responses to review comments provided by Fusco Engineering, dated 2/10/14 (copy attached):

1. We have shifted the proposed dwelling location as recommended.
2. We show the 50-foot "no disturbance" buffer to Sheet 3 and also the 100-foot required setback from the stream to the dwelling and sewage disposal system. We've also added the requirement for shrubs to be planted along the limit of the 50-foot buffer.
3. As mentioned in the comment, the OCHD has indicated that the plans for the proposed sewage disposal system are satisfactory.
4. The driveway profile is shown on Sheet 4.
5. In response to SHPO requirements, Tracker Archaeology has performed a Phase 1 study of the site. The study concludes that no artifacts or features were encountered and that no further archaeological work is recommended.
- 6,7,8. We have added this information to the plans.
10. We have added the "call before you dig" notes to Sheets 2, 3, 4 and 5.
11. ERS Consultants, Inc. has delineated the onsite wetlands. The surveyed wetland limits are shown on Sheets 2 and 3. As discussed in the enclosed letter from ERS, the wetlands are ACOE wetlands. There are no NYSDEC regulated wetlands on the

property. We have also enclosed mapping from the DEC and National Wetlands Inventory websites. No disturbance is proposed within or near the onsite wetlands.

12. We have modified the plan as recommended.
- 13,14. We have added the information to Sheets 2 and 3.
15. Erosion and sediment controls are shown on Sheet 3. Details are shown on Sheet 4.
16. A proposed drainage easement is shown on Sheet 1.
17. We have revised the silt fence locations accordingly.
18. A bioretention basin is proposed to treat runoff from the new impervious areas. Design calculations are shown on Sheet 4.
19. The limit of disturbance is shown on Sheet 3 (approximately 0.7 acre).
- 20,21,22. We have made the recommended revisions to the plans.
23. We have added the notes to Sheet 1.
24. This issue was discussed at the previous (2014) Planning Board meeting, with no additional information needed to be provided.

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 September 20, 2017
- Phase 1 Archaeological Investigations at 115 Beverly Road, dated July 2017, prepared by Tracker Archaeology, Inc.
- Letter from ERS Consultants, Inc., with attachments, regarding wetlands, dated September 19, 2017.

Sincerely,

  
Lehman & Getz, R.C.

David A. Getz, P.E.

cc: Sugar Loaf Trails Inc.