



# **PIETRZAK & PFAU**

ENGINEERING & SURVEYING, PLLC

May 21, 2019

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

Re: Lands of Meadow Hill – 3 Lot Subdivision  
Town of Chester – SBL: 15-1-24

Dear Mr. Serotta:

In reference to the above project, attached please find one (1) copy of the revised subdivision plans. The plans have been revised based on the Planning Board meeting of May 2, 2019, as well as the Fusco Engineering letter dated April 22, 2019. The following are our specific responses:

**Fusco Engineering Letter Dated April 22, 2019:**

- 1-6. No revisions to plans based on comments.
7. We are still waiting for the Archeology Report. Once completed, it will be submitted to the Planning Board.
8. We are in the process of scheduling soils testing with the Town Engineer. All results will be show on the next set of drawings.
9. The disturbance limits are now shown on the Erosion Control Plan.
10. A 100 foot minimum radius is now shown between all proposed wells and proposed septic. Also, the wells for all three (3) lots have been moved as far away from existing roads as possible.

**Planning Board Comments of May 2, 2019 Meeting:**

1. A 25 foot stream buffer has now been provided on Sheet 1 and General Note 12 has been added with regard to deed restrictions within this buffer.
2. A 25 foot dimension has been provided from centerline of existing roads to property line, and General Note 11 has been added stating that “Verification of the minimum 25 foot wide right-of-way will be required prior to Planning Board signature.

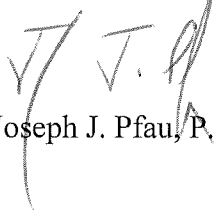
3. The driveway profile detail has been revised to include Note 2 which indicates minimum cover requirements of 18 inches, and also that this cover may be reduced to 12 inches utilizing Ductile Iron Pipe. Also, flared end sections have been shown for all driveway culverts.
4. The plan now provides for a 5-foot radius for all driveways entering the existing roadways.
5. The driveway profile detail has also been revised to add Note 3 stating that "The first 10 feet minimum of all driveways to be paved".
6. We have also indicated a proposed road side swale along Pickerel Road to intercept any road drainage entering the site.

These plans have been revised and provided for the June 5, 2019 Public Hearing.

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