



PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

November 16, 2021

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

Re: Oak Woods Subdivision
Town of Chester – SBL: 15-1-27.41

Dear Mr. Serotta:

In reference to the above project, attached please find one (1) copy of the Subdivision Plan Set, one (1) copy of the Long Form EAF, one (1) copy of the wetlands map, and one (1) copy of the revised yield plan. The plans have been revised in accordance with the comment letter received September 28, 2021. The responses coincide with your comment letter are as follows:

1. No revision based on comment.
2. A copy of the long form EAF has been submitted in this submission.
3. A revised sketch yield plan has been submitted in accordance with concerns from Mr. Serotta with the stream crossing. At the time of the yield plan approval, the wetlands survey being conducted by North Country was not finished. This updated yield plan shows updated wetlands and streams and is in accordance with the zoning code of the Town of Chester.
4. According to the NYSDEC General Permit, this project falls within the preparation of a SWPPP that only includes Erosion and Sediment control measures. This has been provided on the plan on sheets 5 and 6 of 7.
5. The plans are now certified.
6. Wetland delineation flags have been provided and shown on the existing conditions plan (sheet 2 of 7).
7. Wetland markers are now provided at all angle points.
8. The note stating a 25' right-of-way dedication on the previous plan set has now been removed as it is not associated with this project.
9. We are currently waiting on a SHPO determination letter. This will be sent to the town upon arrival from OPRHP.

10. According to the DEC mapper, the northern long eared bat is an endangered species within this area. A note has been provided on the plan stating "A time of year restriction for tree removal between October 1st and March 31st is to be implemented for the project to avoid impacts to the Northern Long Eared Bat."
11. A note has been placed on the plan stating "Any retaining wall over four (4) feet high requires a building permit."
12. Well tests are currently being conducted and results will be shared with the town upon arrival.
13. No revisions based on comment.

Please place this item on your next available Planning Board agenda. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



James Rugnetta, Engineer

JJR/tmp
attachment