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Project Narrative

For

Oak Woods Subdivision Residential Subdivision & Site Plan

Camp Monroe Road
Town of Chester
Orange County, New York

Prepared for:

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I. Site Characteristics

A. Site Location

The project site is located in the Town of Chester, Orange County, New York \pm 600-feet west of the intersection of Camp Monroe Road and Lakes Road (Orange County Route 5) on the southerly side of Camp Monroe Road. The parcel is identified consists of Town of Chester Tax Map Parcel: Section 15, Block 1, Lot 27.41. The subject parcel contains 26.90 acres of land located in the AG-.3 zoning district. The lot is not located within an agricultural district.

B. Existing Development & Conditions

The project site is entirely vacant and wooded. The site contains wetlands regulated by the United States Army Corps of Engineers (USACOE) and a small stream.

II. Proposed Development

A. Subdivision

The proposed development involves a six (6) lot residential subdivision of the 26.90-acre parcel. The project has been proposed as a cluster subdivision and seeks to conserve \pm 13.42 acres of land on the southerly half of the project site. Based upon the cluster subdivision regulations, the minimum lot size will be 0.75 acres (32,670 sf). All six (6) lots will exceed the minimum lot area specified by the cluster subdivision regulations. As the project seeks to create more than five (5) lots under five (5) acres in size, the project will be considered a realty subdivision.

B. Site Improvements

The proposed development involves the construction of six (6) residential dwellings and associated driveways, wells, and sewage disposal systems.

Runoff from the site will continue along existing flow paths and will generally be in the form of sheet flow. The proposed disturbance on the site will be greater than 1-acre but less than 5-acres. As such, a basic Stormwater Pollution Prevention Plan (SWPPP) will be required.

C. Access:

All six (6) residential lots are proposed to be served by individual driveways accessing each lot from Camp Monroe Road. The proposed driveways will be located to maximize sight distance and will be constructed in accordance with the Town of Chester Code.

D. Water Supply Requirements:

All proposed lots are intended to be served by individual drilled wells. All proposed wells are to be bedrock wells yielding more than five (5) gallons per minute. All wells are to be constructed in accordance with the requirements of the New York State Department of Health (NYSDOH) Appendix 5-B, "Standards for Water Wells", Table 2. The overburden determined for this site most closely resembles Type 5. This type of overburden requires a 6" minimum casing firmly seated in rock. To mitigate the potential for water entering the wells at less than fifty (50) feet below grade, a minimum of fifty (50) feet of casing will be



installed. Drill hole diameter shall be equal to the casing size plus 2” if grout is set using pressure placement, or the casing size plus 4” if grout is set using gravity placement.

E. Sewage Disposal System Requirements:

Each lot is intended to be served by individual proposed sewage disposal systems based on the requirements of the New York State Department of Health (NYSDOH) and the Orange County Department of Health (OCDOH). The Orange County Department of Health requires sewage disposal systems be designed for 110 gallons per day (gpd) per bedroom in accordance with NYSDOH Appendix 75-A. As this project is a realty subdivision, the project will require review and approval by the OCDOH.

Each of the proposed lots will be designed for a four (4) bedroom house (440 gpd). The detail sheet and plans will show the design and location of the proposed sewage disposal systems. The proposed sewage disposal systems will be designed as either an absorption trench system or gravelless geotextile sand filter system. Each design will include the preliminary area and the addition of a 50% expansion area in accordance with Orange County Department of Health (OCDOH) regulations.

The proposed systems will be designed based on the results of field testing completed by MNTM. A minimum of two (2) percolation tests and two (2) deep test pits will be performed at each of the proposed sewage disposal system locations. Initial test pits were completed by Pietrzak & Pfau Engineering & Surveying, PLLC on August 1, 2019. Systems will be designed with trench bottom separations being a minimum of 2.0’ above groundwater, rock, or an impervious layer.

F. Archaeological Sensitive Areas:

Based upon a report generated by the NYSDEC EAF Mapper program, the project site does not contain, nor is substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, nor that has been determined by the Commissioner of the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) to be eligible for listing on the State Register of Historic Places. However, the site is located within an area designated by the NY State Historic Preservation Office (SHPO) as archaeologically sensitive.

Based upon Town of Chester Planning Board minutes, it is our understanding that the OPRHP issued a letter of non-significance based upon the previous Phase I archaeological study completed on the site.



Figure 1: CRIS Location Map



G. Threatened / Endangered Species:

Based upon a report generated by the NYSDEC EAF Mapper program, the project site has the potential to contain the following species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered.

Table 2: Threatened / Endangered Species Summary			
<i>Common Name</i>	<i>Scientific Name</i>	<i>NY State Listing</i>	<i>Federal Listing</i>
Northern Long-eared Bat	Myotis Septentrionalis	Threatened	Threatened

To avoid adverse impacts to the Northern Long Eared Bat (*Myotis Septentrionalis*), a State- and Federally- listed Threatened Species, clearing of trees four (4) inches D.B.H. or greater shall only occur between November 1 and March 31.

H. Wetlands:

Based upon a review of the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper, there are no state-regulated freshwater wetlands and associated adjacent areas or buffer zones located on the project site.



Based upon a review of the U.S. Fish and Wildlife Service, National Wetland inventory Federal Wetlands Mapper, and a delineation performed by North County Ecological Services on March 28, 2019, the site is encumbered by wetlands under the jurisdiction of the Army Corps. Of Engineers (ACOE). The limits of the wetlands have been shown on the plans based upon this delineation.

I. Flood Plains:

In accordance with the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map (FIRM) for the Town of Chester (Community 360870), Panel 0468E with an effective date of August 3, 2009, the project site is located within an area of minimal flood hazard (Zone X).

Figure 2: FEMA Flood Plain Map

