



ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS

Erik Denega, P.E., P.M.P.
Commissioner

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Steven M. Neuhaus
County Executive

VIA E-MAIL: mam@ardenconsulting.com

Michael Morgante, P.E.

Arden Consulting Engineers, PLLC

P.O. Box 340

Monroe, NY 10949

August 5, 2020

Re: 1251 Kings Highway LLC
County Road 13 (Kings Highway) & County Road 82 (Bellvale Rd)
Town of Chester, SBL: 17-1-99.221
OCDPW Review #19-0046

Dear Mr. Morgante:

This Department has reviewed the site plan and project narrative prepared by your office dated April 24, 2020. Please note the following comments to be addressed:

1. Lot 1 is required to be brought up to current County standards by reducing the three (3) existing access driveways down to one (1) access driveway. Please note the following:
 - a. Note on the plan that the existing access driveways to be removed shall be restored by removal of gravel to a depth of at least 6-inches and a distance of at least 25 feet from the edge of pavement. These areas are to be replaced with topsoil, seed, and straw mulch.
 - b. The driveway that will remain shall be upgrading to a residential driveway standard in accordance with the Orange County DPW Policy and Standards. Please provide all required notes and details.
2. Update sight distance measurements and in accordance with the following:
 - a. The driver's eye is required to be 14.5 feet from the travel lane (white line). Twelve (12) feet is shown.
 - b. The object height is required to be 3.5 feet. 4.25 feet was used.
 - c. The speed limit of County Road 13 (Kings Highway) along the property frontage is 55 MPH.
 - d. For full movement access driveway measurements 1 & 2 (looking left and right), the intersection sight distance shall be based on Case B1. Minimum sight distance for a 55 MPH road is 610 feet and for a 45 MPH road is 500 feet looking both left and right.

3. The Lot 2 access does not appear to meet sight distance requirements looking to the left. Please evaluate of improvements can be made to increase sight distance or if the driveway location can be adjusted to provide the required sight distance.

This review has been completed with specific attention to sight distance and access location. A detailed technical review of the site plan will be completed once the above items have been addressed. On all future submissions, please provide one (1) hard copy and a digital copy (pdf) of all materials.

Should you have any questions, please contact this office at your earliest convenience.

Yours truly,

Orange County Department of Public Works

A handwritten signature in black ink, appearing to read 'Anthony Trochiano', written in a cursive style.

Anthony Trochiano, P.E.

Principal Engineer

copy: Travis Ewald, PE, Deputy Commissioner (via e-mail)
Michael Villarosa, PE, Principal Engineer (via e-mail)
Mike Carroll, Senior Engineer (via e-mail)
Megan Tennermann, AICP, OC Planning (via e-mail)
Town of Chester Planning Board (via e-mail)