



# **PIETRZAK & PFAU**

ENGINEERING & SURVEYING, PLLC

June 22, 2015

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

Re: Baroda Cluster Subdivision  
P&P No. 14118.01

Dear Mr. Serotta:

In reference to the above project, enclosed please find twelve (12) copies of the revised Yield Plan and twelve (12) copies of the revised Cluster Sketch Plan. In accordance with the consultant meeting held on May 28<sup>th</sup>, my office has conducted the deep pit soils testing on Lots 1, 7, 8, 15, and 28. These tests were witnessed by a representative of Fusco Engineering & Land Surveying, P.C. All tests conducted proved acceptable for the installation of a sewage disposal system. The locations of these tests have been provided on Drawings 1-4, with the results being provided in a table on Drawing 5.

In regard to the wetland areas shown on the map, Douglas Gaugler of the New York State Department of Environmental Conservation indicated in a telephone conversation that the NYSDEC wetland delineation was signed on March 29, 2012, however a copy of that map is not available. Mr. Gaugler requested that we forward the NYSDEC Wetlands Delineation map to him for re-signature. This map will be forwarded to the Board upon receipt from the NYSDEC. It should be noted that the NYSDEC wetland line shown on the map is the approved delineation. The Federal Wetland delineation was submitted to the Army Corps of Engineers for review in February of 2010. The project was issued a Permit Application File Number and received a review. The ACOE has been contacted for the status of the Jurisdictional Letter. More information will be provided to the Board once received by this office.

Please note that subsurface investigation of the site, beyond the deep pit soils tests, has not been conducted. It is not known if blasting would be required to achieve the proposed design of the Yield Plan, however blasting is an allowable activity in the Town of Chester and may be utilized, conforming to all applicable codes and regulations, to achieve the final grades proposed. Additionally, grading has been provided for each lot, proving the "Lots to be buildable" in accordance with §83-22 of the Town Code. Each lot has been provided with a 5,000 square foot buildable area, with a minimum dimension of 40 feet, graded to an average slope of 15%. The proposed grading back to the existing grade has been provided at a grade

☐ 262 GREENWICH AVENUE, SUITE A  
GOSHEN, NEW YORK 10924  
(845) 294-0606 • FAX (845) 294-0610

☐ 2 HAMILTON AVENUE  
MONTICELLO, NEW YORK 12701  
(845) 796-4646 • FAX (845) 796-4092

of one foot vertical on two foot horizontal per §83-22.A.(1)(d). No retaining walls have been proposed to achieve the Yield Plan Design.

Additionally, each lot has been provided with an individual well and sewage disposal system. Each well has been provided with a 100' and 200' radius proving that the well meets the appropriate setback requirements. Each sewage disposal system has been reviewed and verified to be located a minimum of 25 feet from a steep slope, which is defined by the Orange County Department of Health as a slope in excess of 1 vertical on 3 horizontal.

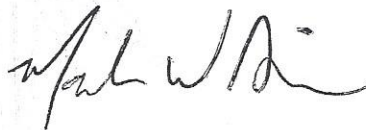
Last, the existing ponding area located on the northeasterly side of Bairds Cross Road has been hatched and labeled for ease in identification. This has been provided on all submitted plans.

In regard to the revised cluster sketch plan, the requested 100 right-of-way dedication along Black Meadow Road has been provided on the northeast side of Bairds Cross Road. Additionally, the previously proposed boulevard entrance has been removed, making both entrances off of Black Meadow Road typical 30 foot wide road entrances.

Please place this item on your next available Planning Board agenda for consideration of acceptance of the Yield Plan, as well as the proposed clustering of the project. I appreciate your attention to this matter. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Mark W. Siemers, P.E.

MWS

encs.

cc: A. Fusco, P.E. w/enc.  
Client

Baroda Subdivision PB Letter 2015-06-22