

# KIRK ROTHER, P.E.

CONSULTING ENGINEER, PLLC

5 SAINT STEPHENS LANE

Phone (845) 988-0620

WARWICK, NY 10990

Email [krrother@kirkrother.com](mailto:krrother@kirkrother.com)

July 22, 2020

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

**RE:     *O'Reilly Subdivision (Ridge Road Equities)***  
***Subdivision Plan***  
***Tax Parcel 17-1-99.21***  
***KRE Project #03125.0***

Dear Chairman Serotta:

In reference to the above, enclosed please find the following:

- 1 – Revised Subdivision Plan Set - 8 Sheets
- 1 – Ridgeline Overlay Line of Sight Analysis - 2 Sheets

The project has been before the Planning Board seeking approval of a 10 Lot single family residential subdivision. Since our last appearance before the Board we have met at the site with the property owner and Highway Superintendent. At that meeting it was agreed that the project sponsor would improve the roadside swale along Ridge Road for the entirety of the frontage beginning at the upstream start of the swale and then east to the low point in Ridge Road. Proposed grading and a typical detail have been added to reflect this improvement. Driveway locations and sight distance were also reviewed and found to be acceptable.

Also discussed was the proposed driveway location for Lot 1 and 2. Lot 2 is slated to be the property owner's personal residence. The owner is desirous of having the homesite situated on the top of the hill with the driveway entrance located on the west side of the crest in Ridge Road. Relocating the Lot 1 and 2 driveways results in the preservation of the only existing tree located on the ridgeline of the property and it eliminates the substantial driveway cut that would otherwise be needed. To provide for safe sight distance, the driveway locations are placed nearest the westerly extent of the property. Two possible scenarios could allow for driveways serving both Lots 1 and 2 to share this location: either an easement can be created over Lot 1 for the driveway serving Lot 2 or Lots 1 and 2 can be configured as shown on the accompanying plan. In the configuration shown Lot 1 meets the minimum lot width when measured at the front setback line but we seek to discuss this further with the Planning Board to verify that this configuration is conforming.

Also enclosed are line of sight cross sections as taken from Kings Highway and Bellvale Road. The sections were generated using Orange County GIS two-foot topography. The ridgeline is visible from both locations. The owner of property wishes to construct his house on the top of the hill within proposed Lot 2 but is willing to mitigate the visual impact. Mitigation efforts would include building a single-story home, using earthen colors, adding proposed landscaping to buffer the ridgeline as well as placing the home further to the south within the

Lot. Shifting the house location south results in a wider section of unbroken ridgeline between Ridge Road and the home site with the existing water tower serving Kings Estates becoming a part of the backdrop with this feature already having a prominent presence on the ridge.

Kindly place this matter on the next available Planning Board agenda for continued discussion. Should you have any questions, or require any additional materials, please feel free to contact this office.

Respectfully,

A handwritten signature in blue ink, appearing to read "Kirk Rother".

Kirk Rother, P.E.

Enc.  
Cc: Client w/enc.