



Landscape Architecture

Site Planning

Golf Course Design

September 2, 2015

VIA HAND DELIVERY

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

Re: **R.I. Suresky & Sons, Inc. Site Plan Application**
Tax Lot 6-1-70.12

Dear Mr. Serotta:

Attached please find the following documents prepared for the referenced project:

1. Twelve (12) copies of the revised Site Plans prepared by Engineering & Surveying Properties bearing the latest revision date of September 2, 2015 and Esposito & Associates bearing the latest revision date of September 1, 2015.
2. Twelve (12) copies of the Full Environmental Assessment Form, Parts 1 and 2 dated September 2, 2015.
3. Three (3) copies of the Endangered and Threatened Species Assessment prepared by North Country Ecological Services, Inc. dated July 22, 2015.
4. Twelve (12) copies of a draft Stormwater Control Facility Maintenance Agreement.

The plans have been revised in accordance with the review memorandum dated July 28, 2015 prepared by Fusco Engineering and Land Surveying, PC and comments received by the Board at the August 5, 2015 Planning Board meeting. Additionally, the plans have been revised to address comments received from Karen Arent dated August 18, 2015. Below are the responses to those comments in the order in which they appear in the above memorandum.

Fusco Engineering Comment Letter

1. Joint soil testing was performed on August 18, 2015. The results of the soils test have been added to the plans. In addition, elevations, dimensions and separation requirements have been provided for the SDS.
2. A Full Environmental Assessment Form, Parts 1 and 2, has been provided.
3. Applicant concurs.
4. A pavement connection detail has been added to Sheet C-4.
5. It was determined at the Planning Board meeting that building elevations are not required.
6. Several snow storage areas have been added to the Site Plans.
7. Attached is a draft Stormwater Control Facility Maintenance Agreement for review.
8. No response necessary.

9. The hours of operation have been added to the General Notes on Sheet C-1.
10. Entry gate including Knox box (key) is located on the plan along with proposed fencing along the northerly property line.
11. Wetland WL-1 has been shaded to indicate that it will be disturbed. However, this will not require a permit as this wetland is non-jurisdictional as indicated in Note 7 of the General Notes. Proposed wetland disturbance is less than 0.1 acres.
12. There is no proposed curbing; therefore, a detail is not necessary.
13. Note 11 has been added to the General Notes on Sheet C-1 stating that a Highway Entrance Permit shall be obtained from the Town of Chester prior to construction.
14. Based on the design standards, this calculation is correct. However, upon further discussion at the last Planning Board meeting, the criteria as allowed by the NYSDEC Design Standards, can be based on the proposed number of employees. A standard of 15 gpd per employee will be used for the design flow of the proposed sanitary disposal system. The proposed septic system and details have been revised accordingly to accommodate this discharge.
15. The total number of employees has been added to the General Notes on Sheet C-1. As indicated there are anticipated to be 10 employees and the septic system has been designed based on the total of 10 employees.
16. See response to Comment No. 1.
17. Plans are signed and stamped by the requisite design professionals.
18. The NOI has been completed and is being submitted.
19. The SWPPP indicates that the Applicant will apply for a waiver which will allow for the disturbance of an area greater than 5 acres. This will be done in accordance with all the DEC requirements for disturbance greater than 5 acres.
20. General construction sequencing notes have been provided on Sheet C-1.
21. A soil stockpile area has been added to Sheet C-2. The conservation areas and areas of porous pavement are indicated on Sheet C-1. The gravel parking area is the area designated as porous pavement.
22. A note has been added to the General Notes indicating that all wells within 200' of the proposed septic system have been located and are shown on the plan.
23. As Response No. 11 indicates, WL-1 is a non-jurisdictional isolated wetland; therefore, the disturbance of jurisdictional wetlands is less than 0.1 acres. A notification in accordance with NWP-39 will be filed prior to construction.
24. The area in which the proposed drainage pipes will outlet has been revised and will no longer require a retaining wall.
25. Upon review of the submitted SWPPP, this information has been provided.
26. Additional landscaping has been provided around the building and along Kings Highway (see response to Karen Arent comments below).
27. A full size Lighting Plan has been provided illustrating pole locations, photometrics and lighting fixture details.
28. No response required.

Karen Arent, Landscape Architect, Review Memorandum

On the current Site Plan set we have updated the existing tree line information. We have taken the proposed Grading Plan and the current existing tree line information and have established a

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proposed tree line which clearly illustrates the existing vegetation to remain. The limits of clearing are now illustrated on the Grading Plan, C-2, and the Landscape Plan, L-1. The following are our responses to the August 18, 2015 review memorandum in the order in which they appear in said memorandum:

1. Additional screening has been added from the natural berm within the southerly corner of the site to approximately 360' to the northeast along Kings Highway. These plantings include additional Eastern Red Cedar, Norway Spruce, Pin Oak and Hetz Junipers.
2. As noted above, the plan shows that a substantial amount of the existing Red Cedar thicket will remain post-construction west of the O&R right-of-way. In addition to the existing vegetation, we have added some additional Red Cedars and reduced the spacing of the proposed Norway Spruce.
3. Tree preservation areas are indicated on the Grading Plan along with the proposed disturbance limit line (DLL). It is noted that the DLL shall be delineated in the field prior to the commencement of any construction to ensure preservation of existing vegetation.
4. Between the third and fourth telephone poles from the O&R Substation driveway, additional Norway Spruce have been provided, the Norway Spruce spacing has been reduced to maximize screening and additional Red Cedars are being proposed within this area of the site.
5. Deep test pits performed by a previous application and our current deep test pits did not encounter any bedrock. Trees specified for screening are drought tolerant (Juniper, Cedar, Spruce) and will be planted in a soil mix containing organics to retain moisture.

This matter is scheduled for a public hearing on September 16, 2015. We hope we have addressed the technical concerns of the Board and its' consultants.

Thank you for your attention to this matter. Should you have any questions, please do not hesitate to call our office.

Very truly yours,
ESPOSITO & ASSOCIATES



Steven T. Esposito, RLA

STE:kc
Enclosure

ecc: Mr. Joseph Suresky
Mr. Jeff Musumeci
Robert J. Dickover, Esq.
Jay Samuelson, PE