

**Woodridge Cluster Subdivision
Town of Chester**

***Comments/Questions and Responses
From the
January 21, 2015 Public Hearing***

Mary Bingham – 17 Carol Drive:

Comment # 1:

- *Were any traffic studies being done in this section of Laroe Road since they might have an effect on the blinking light at Laroe and Lakes Road?*

There have not been any traffic studies completed in association with this project. In accordance with the Institute of Transportation Engineers Trip Generation a single family detached home generates an average rate of vehicular trips during the weekday evening peak hour of 1.02 trips per dwelling. This equates to 10.2 vehicular trips from the Woodridge subdivision during the peak hour of traffic. The traffic generated by the project is minimal in nature and will not have a negative impact on the existing traffic conditions along Laroe Road.

Comment # 2:

- *Has the DEC EAF Mapper been utilized because that will spot cultural and endangered species?*

The DEC EAF Mapper has been utilized and states that no endangered species are located within this parcel. Additionally, a Phase 1 Archaeological Study will be conducted for the project and submitted to the Planning Board for review.

Comment # 3:

- *Has the pond been designed for the 100 year storm?*

The proposed stormwater treatment pond has been designed in accordance with the NYSDEC Stormwater Design Manual and has been designed for the 1, 2, 10, 25, and 100 year storms.

Rhoda Mack – 811 Laroe Road:

Comment # 4:

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Carmela Budrik – 100 Hidden Drive:

Comment # 6:

- *We're sitting above the Bowman's at a much higher elevation and we see clear over their house. We've got a beautiful view of the mountain. I'm not going to see anything from where I am? Can you tell me that based on the layout as you know it? Nothing is going to be cleared enough for me to see it that far back, right?*

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The approximate elevation of the Budrik dwelling is 796'. With Lot 6 Finished Floor Elevation being 682' and assuming a maximum height for a dwelling in this zone of 40', the roof would sit at a maximum height of approximately 722'. As Ms. Budrick can see over the Bowman's roof, whose house sits at an elevation of approximately 760', it is not anticipated that any of the houses for this proposed subdivision will be visible from Ms. Budrik's house. Additionally, there will be 115±' of Open Space, untouched land, to buffer the proposed houses from the Bowman property.

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**Woodridge Cluster Subdivision
Town of Chester**

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