

PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

Presented
at Meeting

DEC 13 2016

Village of Chester
Planning Board

November 28, 2016

Richard Ramsdell, Chairman
Village of Chester Planning Board
47 Main Street
Chester, NY 10918

Re: Elmwood Park Apartments
P&P No. 13103.01

Dear Mr. Ramsdell:

In reference to the above project, enclosed please find ten (10) copies of the Revised Site Plan set, ten (10) copies of the revised Response Document to Public Comment which provides responses to the verbal and written comments made at all of the Public Hearings held for the project, and ten (10) copies of the new Short Environmental Assessment Form prepared at the request of the Planning Board. Please note, comments that were addressed and responded to verbally at the Public Hearings have been omitted from the response document. Many of the verbal comments made at the December 15, 2015 Public Hearing where statements directed at the Planning Board, and were answered or addressed during the hearing.

The plan set has been revised in accordance with public and Planning Board comments. Please note that the Density Calculation provided on Sheet 1 of 12 has been revised to remove the project area located within the RS zoning district. This has resulted in an allowable unit count of 19 units. The project has been revised to remove the small two (2) unit building previously proposed in the south west portion of the project site, resulting in a proposed unit count of 18 units.

This reduction in units will provide a revised project with a reduced environmental impact due to reduced impervious area, traffic, disturbance limits, etc. Additionally, the removal of the two unit building has allowed for a larger area on the project site to be designated for snow removal during the winter months.

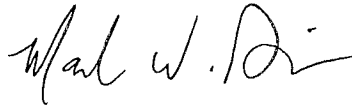
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Please place this item on the next available Planning Board agenda for further discussion. I appreciate your attention to this matter. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC

A handwritten signature in black ink, appearing to read "Mark W. Siemers". The signature is fluid and cursive, with a prominent initial "M" and a long, sweeping underline.

Mark W. Siemers, P.E.

MWS/tmp

Encs.

cc: M. Edsall, P.E. w/ Encs.
Client