

June 12, 2018

Mark J. Edsall, Engineer for the Village  
Village of Chester  
33 Airport Center Drive Suite 202  
New Windsor, New York 12553

Re: *Hudson Valley Federal Credit Union, 87 Brookside Avenue (Route 17M)*  
*Response to Planning Board Comments*  
*Job #10512.25*

Below is a point-by-point response to each of the comments received:

**Comments from the Village of Chester Planning Board in a letter dated May 22<sup>nd</sup>, 2018:**

**General:**

1. *Comment: Please add a drawing list on the first sheet of the set.*

**Response: A title sheet has been added to the drawing set and a drawing index has been included.**

2. *Comment: The existing conditions plan with survey data (formerly SV1) is missing from the drawing set.*

**Response: The survey has been added to the drawing set (SV1).**

3. *Comment: The plans submitted removed the dual access by elimination of the northerly curb cut. We are not sure that the southerly access is the preferred curb cut to be maintained. Has the Village received any correspondence from NYSDOT directing this approach?*

**Response: As discussed at our workshop, the location of the access to the North has been removed due to concerns with the interference with the RiteAid curb cut and sidewalk.**

4. *Comment: The applicant has removed the emergency cross access as per discussions at the worksession. The entire Board should discuss this aspect to concur with the basis of the removal.*

**Response: We have been working with the property owner, and the emergency access with the gate has been added back into the project.**

5. *Comment: Approval boxes are required on **ALL** drawings of the submittal set (not just sheet C130). All sheets should have the title block (with project name), approval box (with project number) located in the bottom right hand fold. Use C130 as an example and have all other drawings match such layout.*

**Response: The plan set has been revised to include the approval box in the bottom right hand fold on all sheets.**

6. *Comment: All plans bear the comment "Issued for Site Plan Review". Final plans must be noted for construction.*

**Response: The set has been updated to be "Issued for Construction".**

Sheet C120-Demolition Plan:

1. *Comment: If this is to be the first sheet of the set, it should include a drawing list, as noted above.*

**Response: A title sheet has been added to the drawing set (G001).**

Sheet C130-Site Plan:

1. *Comment: The site plan should depict setbacks (dimensioned on plan) to be consistent with data shown on the bulk table.*

**Response: Dimensions have been added to depict setbacks consistent with bulk table (G001). Refer to sheet C130.**

2. *Comment: Please confirm the status of the sidewalk along Route 17M. Is this existing, new or to be replaced.*

**Response: The plans have been updated to show partial replacement of the sidewalk. See sheets C120 and C130 for demolition and site plan.**

3. *Comment: The DOT will need to verify if a Stop sign is required at the project egress point onto the State Highway.*

**Response: A stop sign has been added to the point of egress. See sheet C130.**

4. *Comment: The orientation of the Do Not Enter sign at the east end of the one-way lane should be such that traffic exiting the front parking area understands not to make a right turn.*

**Response: The proposed Do Not Enter sign closest to the front parking lot has been rotated to notify drivers that they may not enter the one-way lane.**

5. *Comment: The plans should include a detail for the monument sign.*

**Response: A detail has been added to depict the proposed monument sign. See detail 11/C530.**

Sheet C140-Grading Plan:

1. *Comment: In general, it appears that the driveway slopes approximate 5%. The applicant should verify this limit.*

**Response: Notes have been added to the grading plan to show the pavement shall slope no greater than 5.0%. See sheet C140.**

2. *Comment: There should be adequate dimension from the curb lines near the retaining walls such that vehicles parking with wheels to curb do not impact the wall.*

**Response: A guiderail has been included in the plans and the timbers have been doubled as requested.**

3. *Comment: What appears to be contours on the northwest corner of the site do not connect to any existing contours.*

**Response: Limits of the topographical survey run along this side of the site due to densely wooded area. The contours have been interpolated from the information we have. See sheet C140.**

4. *Comment: There should be provisions to insure that the site development does not impact the property to the north. Grading and improvements are immediately adjacent.*

**Response: Temporary chain-link fencing has been added to the plans to reduce the potential for impact on the northern property. See sheet C140.**

5. *Comment: Further review of this plan will be made in connection with the SWPPP review.*

**Response: Comment acknowledged.**

Sheet C150-E&SC Plan:

1. *Comment: This drawing is in review with the SWPPP submitted. A separate memo will be issued once available.*

**Response: Comment acknowledged.**

Sheet C160-Utility Plan:

1. *Comment: We recommend all commercial service lines be 6" diameter, not 4". Connection directly a manhole is not preferable.*

**Response: Sanitary service lines have been updated to 6" diameter and a direct wye connection to the existing sanitary line has been added.**

2. *Comment: Location and disposition of the existing sewer line to the existing building being raised should be shown and the line shall be properly terminated.*

**Response: Please refer to sheet C120. The existing sanitary service has been called out to be removed and properly capped at property line.**

3. *Comment: It is recommended that the gas and water services into the building be "flipped" such that a crossing is not needed. Proper spacing of water and sewer services should be maintained.*

**Response: Please refer to sheet C160. The gas service has been moved south to eliminate the utility crossing. Proper spacing of water and sewer services is maintained.**

4. *Comment: Approval from the NYSDOT for connection of the site drainage to the State system will be required, as will the proposed modification to the inlet grate.*

**Response: Comment acknowledged.**

Sheet C180-Landscaping & Lighting Plan:

1. *Comment: Lighting distribution appears generally reasonable, other than at the main entrance off the State Highway. Additional lighting is required in that location.*

**Response: There is an existing street light attached to the utility pole that will be relocated (coordinated with Orange & Rockland Utilities). An additional light pole has been added to the entrance area to increase the light distribution. See sheet C180.**

2. *Comment: We recommend evaluation of the 4000 K lighting for fixture type A. Perhaps a lower K rating would be more appropriate.*

**Response: Lighting has been designed in accordance with the NYS ATM Safety Act. The light fixture proposed has a dimmer option and non-ATM safety lights can be turned off/on with a timer.**

3. *Comment: The following note should be added to the plan sheet: "Planning Board's acceptance of the lighting design shown hereon is premised on the representation of the applicant that the lighting will not cause a glare or other deleterious effect on adjoining properties and/or roadway traffic. Should any such conditions result from the installation, in the sole opinion of the authorized representatives of the Village, the applicant agrees to modify and/or replace fixtures to cause the correction of the condition, to the satisfaction of the Village representatives."*

**Response: This note has been added to sheet C180, note 5.**

Sheet C530-Site Details:

1. *Comment: No comments at this time.*

**Response: Comment acknowledged.**

Sheet C531-Site Details:

1. *Comment: Detail 1-Add requirement that entire gate system (rails, mesh, etc.) be vinyl coated green to match privacy slats.*

**Response: Detail 1/C531 has been revised to include a note indicating that all gate components be vinyl coated hunter green to match privacy slats.**

2. *Comment: Detail 2-Add requirement that masonry exterior be coated and/or finished to match main building finish (same as note of detail 3)*

**Response: Detail 2/C531 has been revised to indicate that masonry exterior be coated and/or finished to match main building finish.**

3. *Comment: Detail 4-Recommend reflective band at top of exterior bollards.*

**Response: A reflective band has been added to the top of the bollards. See sheet C531 detail 4.**

4. *Comment: Detail 15-We recommend a double timber rail section for durability. The back-to-back rails should have staggered joints.*

**Response: An additional timber rail has been added to the section. See sheet C531 detail 15.**

Sheet C532-Retaining Wall Details:

1. *Comment: The following notes must be added to this drawing:*

- *Design for the retaining wall shown hereon shall be prepared by a NYS Licensed Professional Engineer and submitted to the Village Building Inspector for record prior to construction. Such design drawings (or shop drawings) shall bear the stamp and signature of such engineer, and shall be specific for the site and specific to the retaining wall system to be utilized and shall consider all appropriate and necessary possible loadings and conditions related to this project.*

**Response: The note above has been added to sheet C532.**

- *The aforementioned design and details shall consider / identify / include, but shall not be limited to: signed and sealed design calculations; complete and specific construction plans and details for each wall; appropriate sizing for drainage system to handle intense storm conditions; maintenance ability to clean stormwater piping systems; appropriate backfill material sufficient porosity to allow free drainage of water; evaluate potential failure by internal/external failure mechanisms, global failure or other potential failures; and seismic design considerations.*

**Response: The note above has been added to sheet C532.**

- *If the wall or walls are tiered walls, the design shall include an analysis of the minimum spacing of walls to allow the individual walls to act as individual walls based on the specific site and*

*construction conditions. If the walls are to be placed closer than the same, the specific design shall consider the loads superimposed by one wall to the other.*

**Response: The note above has been added to sheet C532.**

- *During construction, the work must be inspected by a NYS Licensed Professional Engineer who shall provide written verification to the Village Building Inspector, prior to the request for a certificate of occupancy, that he/she has personally inspected the work, and the installation is in compliance with the design drawings and manufacturer's installation recommendations.*

**Response: The note above has been added to sheet C532.**

- *If deemed necessary by the design engineer and/or the Village, third party testing will be performed regarding material compaction, fill quality, etc. A copy of all such testing records shall be provided to the Village Building Department for record.*

**Response: The note above has been added to sheet C532.**

Sheet C540-Storm Sewer Details:

1. *Comment: No comments at this time.*

**Response: Comment acknowledged.**

Sheet C541-Storm Sewer Details:

1. *Comment: This drawing is in review with the SWPPP submitted. A separate memo will be issued once available.*

**Response: Comment acknowledged.**

Sheet C550-E&S Control Details:

1. *Comment: This drawing is in review with the SWPPP submitted. A separate memo will be issued once available.*

**Response: Comment acknowledged.**

Sheet C560-Water System and Sanitary Sewer Details:

1. *Comment: No comments at this time.*

**Response: Comment acknowledged.**

Sheet C580-Landscaping Details & Notes:

1. *Comment: No comments at this time.*

**Response: Comment acknowledged.**

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Keating". The signature is fluid and cursive, with the first name "Roger" being the most prominent.

Roger Keating, PE  
Director, Civil Engineering

Initials/encl. etc.

cc: