PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

September 17, 2015

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, which has been revised in accordance with the McGoey, Hauser & Edsall comment letter dated August 25, 2015, as well as comments made at the August Planning Board meeting. The specific revisions and responses are as follow:

McGoey, Hauser & Edsall Comment Letter Dated August 25, 2015:

1. No revision to plan based on comment.
2. No revision to plan based on comment.
3. No revision to plan based on comment.
4. No revision to plan based on comment.
5. Regarding the Plan Set:

    - "Conservation Easement Notes" have been provided on Drawing 1 of 12, outlining the purpose and restrictions regarding these two areas as requested. Additionally, a note has been provided which states, "The proposed conservation easements are to be included in the parcel deed and recorded with the Orange County Clerk's Office".

    - As the project moves toward a Site Plan approval, this office will work with the Code Enforcement Officer to coordinate the 911 addressing and road names.

    - The proposed Site Plan was forwarded to Mike Scizzero, Post Master for the Chester United States Post Office, for review and comment. Mr. Scizzero provided our office with three possible locations for central mail

delivery, which have been shown and labeled on the plan set. Additionally, "Mail Delivery Notes" have been provided on Drawing 1 of 12, specifying the model of the central delivery boxes and outlining the requirement of a site meeting with Mr. Scizzero for a final determination of the delivery location.

- As previously presented to the Board, the applicant has agreed to provide a monetary contribution to the Village of Chester for the materials required to construct an increased capacity drainage system running from the project site, down Walnut Street, to the existing catch basin adjacent to the school property, which has recently been upgraded. Our office awaits a letter and cost estimation for this contribution from Street Superintendent Charles Bono. Upon finalization of the contribution amount, a Developer's Agreement will be required to be finalized with the Village Board.

- No revision to plan based on comment.

- Water and Sewer Connection Engineering Reports, Technical Specifications and Plans are currently being prepared for review by Thomas E. Becker, Orange County Department of Health, and Moodna Basin Sewer Commission for review and approval. Approval of these items will be provided to the Board prior to the issuance of Site Plan Approval.

- The Concrete Retaining Wall Detail on Drawing 10 of 12 has been revised to state "4" Perforated HDPE Underdrain. Provide Outlet Connection per Site Plan" as requested.

6. No response based on comment.

7. No response based on comment.

Comments from August 2015 Planning Board Meeting:

1. The approximate locations of the 5 depressions indicating possible removed burial plots per the New York Leak Detection, Inc. ground penetrating radar field report, as well as the possible burial location in the northern corner of the parcel have been field located and shown on the plan set. Notations for the Conservation Easement encompassing the burial location in the norther corner of the parcel have been provided on Drawing 1 of 12. Additionally, "Project Excavation Notes", detailing the requirement for a professional archaeologist to perform shovel testing in the area of the 5 depressions prior to excavation, have been provided on Drawings 1, 3, and 4 of 12, as requested.

2. A 6 foot high stockade fence for adjoiner screening along the project access drive has been provided on the plan sheets, as requested.

3. As discussed during the meeting, the notation provided for the visual tree buffer for the adjoiner located across Elm Street from the proposed project entrance has been revised to state "Trees may be substituted with a stockade fence at adjoiners request prior to installation".

This item has been scheduled for a Public Hearing at the September 29, 2015 Planning Board meeting. 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

Mark W. Siemers, P.E.

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