PIETRZAK & PFAU
ENGINEERING & SURVEYING, PLLC

May 15, 2019

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

Re: Elmwood Park – Senior Housing Site Plan
P&P No. 13103.01

Dear Mr. Ramsdell:

In reference to the above project, enclosed please find eleven (11) copies of the revised Site Plan set, eleven (11) copies of the updated Full Environmental Assessment Form, and eleven (11) copies of the Applicant Narrative for Village Code 98-23.1 I(3)(a) through (b). These items have been prepared and/or revised in accordance with the McGoey, Hauser, and Edsall review comments dated April 23, 2019, as well as the discussion held at the April 23, 2019 Planning Board Meeting. The specific responses and revisions are as follow:

McGoey, Hauser, and Edsall Review Comments dated April 23, 2019:

1. No response based on comment.

2. In regard to the Site Plan Set:

   - An updated Full Environmental Assessment Form has been included with this submission.

   - Based on the discussion held at the April 23, 2019 Planning Board Meeting, an additional public hearing for the Senior Housing Site Plan will be required.

   - A "6' High Stockade Screening Fence Detail" has been provided on Drawing 10 of 12. A note has been provided on the details which states "The finished side of the fence should face toward the private properties", as requested.

   - The "Concrete Sidewalk Detail" provided on Drawing 10 of 12 has been revised to reflect a 6' width.

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- The text overlap condition on the "Proposed Parking Lot Cross Section" provided on Drawing 10 of 12 has been corrected.

- Details regarding the deed restrictions for the conservation easements, as well as the Senior Housing restriction, are currently being finalized and will be submitted for review and approval.

- Please see response above.

- The most recent Stormwater Pollution Prevention Plan, which was last submitted in November 2015, remains the current SWPPP for the project, as lot coverages have remained substantially the same.

3. No response based on comment.

April 23, 2019 Planning Board Meeting Comments:

1. A document addressing the SCH Special Use Permit, entitled "Applicant Narrative for Village Code 98-23.1 I(3)(a) through (b)" has been enclosed with this submission, as requested.

2. In regard to the existing house located on the lot across from the proposed entrance, as previously discussed with the Planning Board and Planning Board consultants, landscaping and a notation which states "4 Proposed Green Giant Arborvitaes To Be Provided for Visual Buffer. Installation Of Trees Are Subject To Adjoiner Approval. Trees May Be Substituted With A Stockade Fence At Adjoiners Request Prior To Installation" are provided on the proposed Landscape Plan (Drawing 7 of 12). In addition, this was presented and discussed at the Public Hearings held on September 29, 2015, October 27, 2015, and December 15, 2015.

3. Please note, the eleventh copy of this submission has been provided so that it may be forwarded to Orange County Planning for review.

Additionally, please note that a 750 square foot footprint area has been added to Building #2, to provide the indoor community space for the project, as required by §98-23.1.H (1) (b) of the Village of Chester Code.

Please place this item on the next available Planning Board Agenda for consideration of scheduling a public hearing for the revision to Senior Housing. 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: Client