

From: Kirk Rother krother@kirkrother.com 

Subject: Treza Lane Subdivision

Date: April 19, 2023 at 1:08 PM

To: Al Fusco Jr PE aafjr@fuscoengineering.com, mail.shepstone.net mail@shepstone.net

Cc: Gelb Simon gelbsimon@gmail.com, Aron Rauch bg@positivedevelopers.com, Chris Rainato crainato@kirkrother.com

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Thom, Al,

Attached please find revised Treza Lane subdivision plans.

You'll recall we circulated for Lead Agency last month and I believe Thom was going to send to Fire Department.

Next step as far as advancing the project would be address SEQR and secure preliminary approval so that we can submit to the Health Department for Realty Subdivision and Water Main Extension and to the DEC for sewer main extension. Revisions to the plans are minor as follows:

Per CDRC comments:

1. The proposed emergency access has been revised to show a 12' wide, gated, egress road.
2. The side yard setbacks for lots 11 & 12 have been revised to 15' from the edge of the emergency road.
3. The T turn around has been revised as requested.
4. We did not show a playground area in the area suggested as the area is needed for stormwater management. We can discuss possible options for a playground further, but space is limited.
5. Street names will be added once available.
6. All engineering items will be addressed to the satisfaction of the Village Engineer.

Fusco Engineering comments:

1. The NYSDEC Mapper for the Long EAF is herewith attached.
2. The full SWPPP and NOI will be provided prior to final approval .
3. The plans have been revised to denote the proposed water main as D.I.P.
4. The road detail has been added to the Detail Sheet.
5. A hydrant detail has been added to the Detail Sheet.
6. Water main extension and Realty Subdivision plans will be submitted to the OCDOH after receipt of preliminary approval, in accordance with DOH policy.
7. Sewer main extension plans same as comment #6, above.
8. A note regarding tree clearing as related to protected bat species has been added to the General Notes.
9. Lighting and Landscaping will be provided prior to final plan approval to the Village Engineer's satisfaction.

PB Attorney comments:

Sheet 1 has been revised to include a provided table for the Bulk Requirements for each lot. It is noted that the setback to the structures have not been provide since the size and shape of each of the structures are not known at this time. Each structure will lie within the minimum required setbacks.

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