



Kenneth D. Ellsworth, P.E.
Managing Member

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May 3, 2018

Mr. Lawrence Marshall, P.E.
Mercurio-Norton-Tarolli-Marshall
Engineering & Land Surveying, P.C.
45 Main Street, P.O. Box 166
Pine Bush, New York 12566

RE: Laurel Crest
SBL No. 56-1-3.1 and 39-1-90

Dear Mr. Marshall:

We have reviewed the construction documents titled "Laurel Crest" with a latest revision date of March 2, 2018 as well as the SWPPP with the latest revision date of February 6, 2018 and offer the following comments:

Cover Sheet:

1. The Town is requesting that the wording for the entire variance be placed on this sheet. Please place the exact wording from the ZBA variance for each variance granted. Also, include a note limiting the number of units to 64.

Site Plan (Sheet 1 of 14):

2. A hydrant flow test will be required upon the completion of the water line for the hydrant below the pool.
10. The plan has not been revised regarding drainage swales between buildings. Runoff is directed toward the buildings. We suggest a profile through Building No.'s 28-32, 6-5, 7-8 and 18-14. Please revise grading.
16. Thank you for providing the actual dimensions on the site plan, but they do not agree with the Zoning Table. Please review.

Overall Survey Plan (Sheet 3 of 14):

3. The benchmark is not shown as indicated. Please provide.

Access Driveway Details (Sheet 4 of 14):

- 3, 4 and 6 Provide an elevation at the intersection of Road B. The south end of Road B was not completed as requested.

Stormwater Details (Sheet No 5 of 14)

3. (New Comment) The bioretention detail should be revised to show and describe plantings per design manual requirements. Also, the permeable soil notes should be revised per the design manual's Appendix C, Table C-2 planting soil requirements (Sand @ 35-60%, Silt 30-55% and Clay @ 10-25%). Currently silt is missing from the proposed media.

Erosion & Sediment Control Details (Sheet No 6 of 14)

1. Please add silt fence below the proposed pool.
2. Add inlet protection at all catch basins. Please provide associated details.

Water, Sewer & Storm Sewer Plan (Sheet No 8 of 14)

10. The plan is still indicating one service from the main for two units. A service for each unit from the main is required. Please revise.
11. The master water meter must be shown on the plan with an easement from the Town Row for access. Ductile iron pipe is required from the Town's main through the meter pit. Please revise.
12. The individual water meter details are not on Sheet No. 10 as indicated. Please include the attached details in the plan set.
13. Please indicate the location of the sewage grinder on the plan.

SWPPP:

1. In the Stormwater Management Report's (SWPPP Appendix C) Section IV.A and V.A, the tables are title as "Minimum RRv." To limit confusion, should these be titled "Total Required WQv"? Please revise or explain.
2. In the Stormwater Management Report's (SWPPP Appendix C) Section V.D, for clarification purposes, although the minimum RRv was achieved please state that the 100% of the remaining WQv has been treated via volume in the proposed practices.
3. The Stormwater Management Report's (SWPPP Appendix C) Section VI.C Paragraph 2 should be revised to match elevations and areas provided on the bioretention detail, which matches the attached hydrocad calculations.
4. Figure 13-3 should be relabeled as Figure 3 as defined in the Table of Contents.
5. At the end of SWPPP Section VII, it appears the reference to Attachment C should be revised to Appendix D.

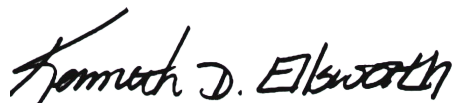
General:

2. The horizontal alignment is not indicated.
4. Provide material specifications.
6. Provide radii for all edges of pavement. Not provided.
7. A location for the excess 23,962 c.y. of material must be approved by the Town prior to material leaving the site. If the stumps are removed, a location must be approved.
10. The title of sheet No. 12 is different in the index than on the title sheet.
14. (New Comment) At the work session meeting on January 18, 2018, the Town requested sidewalks to be shown to the pool. Please provide.

If you have any questions, please do not hesitate to contact our office.

Very truly yours,

Keystone Associates
Architects, Engineers & Surveyors, LLC

A handwritten signature in black ink that reads "Kenneth D. Ellsworth". The signature is written in a cursive style with a large initial 'K'.

Kenneth D. Ellsworth, P.E.
Managing Member

KDE:las

cc: Will Illing, P.E.
Mollie Messenger
Paula Kay, Esq.
Paige Bakken
Kyle Ellsworth