



Also Doing Business As (DBA):



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November 14, 2017

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

RE: Congregation Kahal Minchas Chinuch, Inc.  
Park House (Fred) Road  
SBL No.: 60-1-51, 52, 53 and 54

Dear Mr. Marshall:

We have reviewed the drawings entitled "Park House Estates" with the latest revision date of March 27, 2017 and the SWPPP dated January 31, 2017 and offer the following comments:

General

1. Provide an existing conditions plan including boundary stamped by a Licensed Surveyor.
2. Please provide a benchmark.
3. Are there future plans to use No's 27, 28 and 29 for future units?
4. Provide Earthwork Computations.
5. Sheet Index does correspond to the order of the Sheets. Please place in order on the next submission.
6. Revise Project Narrative with latest revision date of April 25, 2016.

Overall Site Plan (Sheet No. 1 of 7)

1. Federal wetlands must be flagged prior to construction of the proposed stormwater basins. Please provide the wetland report and survey of the flagged boundaries.
2. Elements of the proposed detention basin are within the rear setback line. Please revise.
3. Please correct Note No. 2 to reflect 12 buildings.
4. Please correct Note No. 9 to indicate Units 32-51 (64 bedrooms total).
5. Please review building legend total for proposed bedrooms. We count 60 existing, minus 18 demolished, equals 48 existing. Adding 72 new bedrooms equals 120 bedrooms. What reference are you using to convert two (2) people per bedroom?
6. Provide FFE for all proposed buildings.
7. The \* under the Zoning Legend does not appear to apply to this project, please remove.
8. Please provide the Applicants telephone number.

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Binghamton, New York 13901  
Phone: 607.722.1100  
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9. A curtain drain is indicated at the sewer area. The detail indicates it also includes a diversion swale. Please provide proposed contours reflecting the swale.
10. Provide two (2) accessible spaces for the shul with an accessible route to the entrance.
11. Please provide calculations supporting the 9.9% density on the site.

#### Detail Site Plan (Sheet No. 2 of 7)

1. Refer to above notes for overall site plan.
2. Provide design for all proposed sewer and water facilities, which may be included in the Health Department Application. Please submit the application for the Town's records. Provide computations.
3. Please provide Flushing Hydrant Detail, Sewer Cleanout and Sewer Crossing Detail as referenced.
4. Provide length and slope for all storm piping.
5. Provide radius at intersection and hammer head or cul-de-sac at end of access drive.

#### Stormwater Detail (Sheet No. 3 of 7)

1. Please provide detail or landscaping plan showing the bioretention area's vegetative cover. According to the Design Manual, a dense and vigorous vegetative cover shall be established over the contributing pervious drainage area before runoff can be accepted.
2. The plan does not indicate the use of the 1,000 gallons or 2,500 gallon septic tank, please remove.

#### Road Detail (Sheet No. 4 of 7)

1. The Access Drive is required to be two (2) 10 foot lanes with 2 feet shoulders and paved (min. 2" binder, 1" top). Indicate the gravel daylighting to a ditch section or downslope. Please specify the geotextile. Please revise detail.
2. The K-Value for station 0+70.48 should be 75.02. Please revise.
3. Provide horizontal road alignment.
4. Provide sign locations which will include a stop sign, no parking sign and speed limit signs, which is based upon the vertical or horizontal alignment.
5. The Grassed Emergency Entrance must also be 20 feet wide with some type of paver that the grass can grow through as a base. Please revise plan and detail.

#### Soils Testing Results and Planting Detail (Sheet No. 5 of 7)

1. You have provided two ("c") under detail "Minimum Separation Distances from Existing or Proposed Features." Please revise.
2. Under General Note No 6, please provide location of debris if burying on-site or hauling off-site.

3. Provide location of percolation tests on Sheet 2 of 7.
4. Reference under the “Sewage Disposal System Requirements”, it indicates outfall 002 has an anticipated flow rate of 6,380 gpd, which is 58 bedrooms at 110 gpd. What is anticipated from the Shul and Mika?
5. Please review outfall 001 under Sewage Disposal System Outfalls, which indicates 46 bedrooms, the plan indicates 44 bedrooms.

#### SWPPP

1. Although the minimum RRv was achieved, the remaining WQv must be treated using standard Stormwater Management Practice(s). As such, an additional 0.167 acre-feet of WQv treatment is required. Please provide associated calculations and update the SWPPP/SMR and plan sheets as applicable.
2. Section V indicates the project shall be completed in accordance with Section III, Figure 4 – CRIS Map, which is not applicable to the construction sequence. Please provide a phasing plan to show that no more than five (5) acres will be disturbed at any one time.
3. Section IV states that there are no on-site State or Federally regulated wetlands. Please revise as federally regulated wetlands are present on-site.
4. Section VI describes the use of “catch basin” sediments traps. Is this referring to the temporary sediment trap to be constructed at the proposed detention basin location?
5. Provide an Erosion and Sediment Control (E&SC) plan for the project. Please include, but not limited to, stabilized construction entrance, silt trap, silt fence, dust control, soil stockpiles, concrete washout location, etc.

#### Stormwater Management Report

1. Section IV.C and the detention pond detail shows only 0.93 feet of free board. Please provide a minimum of 1.0 feet of free board as noted in Section VI.C.
2. Section V.B Post Development Peak Flow table incorrectly identified the A' Total 100-year value as 49.75 cfs. The correct value appears to be 61.39 cfs as identified in the NOI and HydroCAD computations.

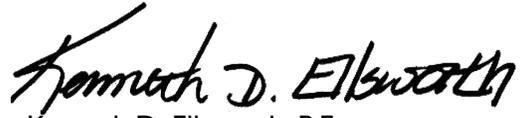
#### NOI

1. Complete Owner/Operator information.
2. Question No. 39. As stated above in SWPPP Comment No. 1, 100% WQv is not currently provided yet the NOI indicates that 100% WQv (0.278 acre-feet) has been provided. Update Question No.'s 33a and 34 with their corrected values. Also, in Question 29 Table I and Question 39, please describe how the remaining WQv was provided.
3. Question 40 indicates that an Individual SPDES permit is required. Please explain how an individual permit is applicable to the project.

Thank you for working with us through the review process. 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, flowing style.

Kenneth D. Ellsworth, P.E.  
Managing Member

KDE/TMO:las

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