



January 20,2020

Town of Southeast Planning Board
One Main Street
Brewster, New York 10509

RE: Drew Realty/SiteOne
Site Plan and Lot Line Adjustment
160 & 170 Fields Lane
Tax Map No. 78.-2-4 & 5

Dear Chairman LaPerch and Members of the Board:

Enclosed please find the following:

- Site Plan Set (8 Sheets), last revised January 20, 2020.
- Stormwater Pollution Prevention Plan, dated January 20, 2020.

With respect to the comments received from AKRF Environmental, Planning, and Engineering Consultants, dated January 9, 2020, we offer the following:

1. Evergreen tree plantings have been added to the plan to screen the propane tanks and truck parking from I-684.
2. The Lot Coverage, Open Space, and Outside Storage calculations have been revised to reflect the building and gravel storage area on the east side of Lot 2. This area had been included in all other calculations.
3. A Lighting Plan has been provided on Drawing D-1.
4. Additional vegetative screening has been proposed between Fields Lane and the parking along the frontage. This is primarily composed of evergreen shrubs.

With respect to the comments received from Nathan L. Jacobson & Associates, Inc. dated January 9, 2020, we offer the following:

1. The outfall for the Dry Extended Detention Basin 1.3 EDB and the Infiltration Basin 1.3IB have been relocated to be further from Fields Lane and the wetland area.
2. Preliminary testing was performed by Insite to determine that all proposed stormwater management practices meet the requirements of the New York State Stormwater Management Design Manual. Witnessed testing with the required agencies will be performed at a later date in the areas of the proposed stormwater management practices.
3. It is noted that a drainage easement will be required. Easement documents will be submitted in subsequent submissions as the project progresses.
4. It is noted that an access easement will be required. Easement documents will be submitted in subsequent submissions as the project progresses.
5. The Extended Detention Dry Pretreatment Basin 1.3 EDB & 1.4 EDB Outlet Structure (OS 1.3 EDB & OS 1.4 EDB) Detail has been revised based on comments offered.
6. The labels on the Infiltration Basin 1.3IB & 1.4IB Outlet Structure Detail have been revised based on comments offered.

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7. The Asphalt Pavement Detail has been revised to indicate an 8-inch base course of NYSDOT Item #304.02.
8. The Gravel Pavement Detail has been revised to indicate an 8-inch layer of NYSDOT Item #304.02.
9. Additional spot grade information has been provided on Drawing SP-2 along the north side of the proposed gravel storage yard.
10. Stormwater pipe and swale sizing calculations have been provided in Appendix J and K of the Stormwater Pollution Prevention Plan.

We look forward to meeting with the Board at the February 10th Public Hearing. Should you have any questions or comments regarding the above information, please do not hesitate to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: 
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/jll/amk

Enclosures

cc: Planning Board (7 Members)
Ashley Ley, AICP, Town Planner
Thomas Fenton, PE, Town Engineer
Mike Bruen, Highway Superintendent/MS4 Coordinator
Steve Coleman, Town Wetland Inspector
Ray Durkin, Drew Realty, LLC.
Brad Dannenbaum, SiteOne

Insite File No. 19166.100