

**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.

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October 7, 2019

Chris Gerver, Chairman  
Village of Woodbury Planning Board  
P.O. Box 546  
Central Valley, NY 10917

Re: Revised Subdivision - Victor Schlesinger  
Tax Lot 204-1-2 / 201-1-3

Dear Chairman Gerver and Members of the Planning Board:

Please find enclosed fifteen (15) copies of the following:

- Plans entitled, "Subdivision for Victor Schlesinger", dated April 28, 2015 and last revised September 30, 2019.
- Completed Notice of Intent for SPDES permit for Stormwater Discharge from Construction Activities.

You may recall that the project last appeared at a Planning Board meeting held on August 21, 2019 and that a public hearing was scheduled for September 18, 2019. Due to a renegotiation between the property owner and the applicant, there was a delay in the completion of our work, the materials were not submitted in time and the public hearing was not held. The owner and applicant have agreed to shift the proposed property line slightly from its prior location. The lots all continue to meet the bulk requirements and the project has not changed substantially.

The plans have also been revised to address some of the comments that were discussed at that meeting, as well as the comments outlined in the memorandum provided by Dennis Lindsay, P.E., Village Engineer dated August 15, 2019 summarized as follows:

A) General: No response needed.

B) Review of Submitted Materials: Responses are enumerated in accordance with comments

1. Zoning – The plans have been corrected to reference proposed Lot 3 as being within the R-2A zone:
  - a) The bulk regulations have been updated for each of the three proposed parcels and include appropriate tabulations for the "net lot area" of each lot.
  - b) An area tabulation summary of the properties in the Village of Woodbury and the Village of South Blooming Grove has been provided on Sheet 1 of 5.
  - c) Comment noted regarding required parking spaces. No response needed.

2. Subdivision Plan –a) Utilities -

- The plan, Sheet 3 of 5, has been revised to indicate that both Lot 3 and Lot 2 have been designed for a “shallow Eljen system”. The detail and the summary table now agree.
- Comment noted regarding well detail. No response needed.

b) Stormwater Management –

Note number 4 has been added to Sheet 2 of 5 and Sheet 3 of 5, stating “All proposed driveways shall slope to discharge continuously as sheet slow within the lot. Runoff shall not be allowed to collect in swales along the edge of the driveway and discharge to the roadway”.

c) Landscaping -

1. Limits of disturbance have been shown on all three lots and have been minimized to the greatest extent practical.
2. As outlined, a waiver for additional shade trees is requested and Note 7 has been added to Sheet 1 indicating that as a requirement of the requested waiver, healthy trees are to be maintained along the roadway.

d) Survey/Legal-

1. Comment noted, a metes and bounds description of the proposed lots to be developed will be provided for final plan approval.
2. Comment noted, acceptance of the offering to dedicate a 50 foot right-of-way is at the Village Board of Trustees’ discretion and this will require submission of a metes and bounds description.

e) Miscellaneous -

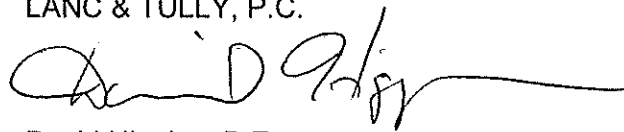
1. Stone Walls – With the exception of the driveway road opening and the proposed curtain drain draining to daylight on Lot #1, it is the intention of the applicant to retain the existing stone walls as they are. Limits of disturbance shown reflect this.
2. Ridge Preservation – The application complies with the Ridge Preservation requirements. General Notes, Note 6 (A) on Sheet 1, notes that the proposed buildings are more than 3,000 feet from the closest ridge preservation view corridor and are not visible from this or any other designated Preservation View Corridor. Additional requirements for compliance are outlined in Note 6 on Sheet 1.
3. Plat Approval - The applicant is seeking preliminary plat approval and has adhered to the requirements of the Code (§272).
4. Wetlands – We have confirmed that there is no disturbance proposed to wetlands or 100’ adjacent buffer. Note 5 on Sheet 1 has been revised to state and to outline permitting requirements for any future disturbance.

C) Referrals Required – Comment noted.

On behalf of the applicant, we look forward to presenting the project at the next available Planning Board meeting. If possible, we would appreciate if the public hearing that had been postponed could be scheduled for that meeting. If you have any questions or require any additional materials, please do not hesitate to contact me.

Very truly yours,

LANC & TULLY, P.C.

A handwritten signature in black ink, appearing to read "David Higgins", with a long horizontal flourish extending to the right.

David Higgins, P.E.

cc: Victor Schlesinger