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February 5, 2020

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 / 204-1-3

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 January 30, 2020.
- Plan entitled, "Conceptual Road Layout", dated January 30, 2020
- Completed Notice of Intent for Stormwater Discharge Associated with Construction Activity (SPDES Permit Application form)

You may recall that the project last appeared at a Planning Board meeting held on November 20, 2019. The enclosed plans have been revised to address 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 November 15, 2019. The plan revisions are summarized as follows:

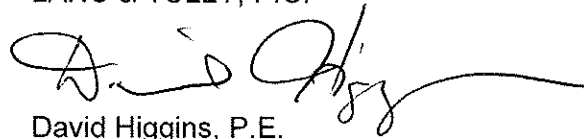
1. A breakdown of the Net Area calculations deducting the wetland areas and steep slopes are provided on Sheet 1 of the plans. As shown, the net lot area for each of the three lots greatly exceeds the requirements.
2. The typographical errors that appeared on previous plans for the proposed lot areas of Lots 1 and 2 have been corrected.
3. The limit of disturbance on Lot 1 has been revised to include the silt fence.
4. The included Notice of Intent Form has been revised as follows:
 - a. Page 2 of 14, the distance to the nearest cross street has been noted
 - b. Page 3 of 14, Question 4- the total area to be disturbed has been updated and now indicates 1.7 acres of disturbance.
 - c. Page 4 of 14, Question 9- the form has been updated to indicate that in addition to surface runoff being to the lake, runoff is also expected to flow into existing on-site federal wetlands.

- d. Page 7 of 14, Question 25- the form has been revised to note that a construction sequence schedule for the planned management practices has been prepared. Notes for the construction sequencing and for soil restoration have been added to Sheet 4 of the plans.
5. As was discussed during the Planning Board meeting held on November 20, 2019, in order to evaluate the potential impact to existing significant trees, the Planning Board requested that the houses, driveways, septic systems and limits of disturbance for each of the three lots be staked in the field, and that members of the Planning Board would walk the areas to evaluate. My office completed the stakeout of these areas and notified the Planning Board by e-mail on January 14, 2020.
6. The approval block on each sheet of the plan set has been revised to indicate "Preliminary Approval" instead of "Final Approval".
7. During the Planning Board meeting, the Board requested that we provide a plan showing conceptually how in the future, a road could be constructed through the property that would allow connection from Schunnemunk Road to Trail End (a.k.a. "Road D" in the Woodbury Heights Estates Subdivision). Enclosed is a plan that shows a potential road layout. As noted, the road is shown in an area that would meet Town requirements, including the 100-foot separation from the wetland areas, be in an area where the slope is not severe (less than 6%) and will provide adequate sight distance at Schunnemunk Road. Notes are provided on the plan to indicate that the road is shown for conceptual purposes only and that future subdivision of the lots of the Schlesinger Subdivision would require review and approval by the Planning Board and that such review should consider the road layout shown. Note 8 has been added to Sheet 1 of the Schlesinger Subdivision Plan to reference the conceptual road location and note that the map is on file with the Town Planning Board.

As you may recall, the Public Hearing for the project was held and closed on November 20, 2019. On behalf of the applicant, we respectfully submit the enclosed plans for Preliminary Approval and ask that the project be placed on the next available meeting agenda. 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", written over the typed name below.

David Higgins, P.E.

cc: Victor Schlesinger