



February 14, 2005

Mr. James Petro, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Re: Lands of VanLeeuwan Minor Subdivision & Lot Line Change
Toleman Road
Tax Map Section 52, Block 1, Lot 107 &
Tax Map Section 29, Block 1, Lot 26.11
P&P No. 21137.01

Dear Mr. Petro:

In reference to the above project, enclosed please find ten (10) copies of the revised subdivision and lot line change map. The plans have been revised in accordance with comments dated January 26, 2005 received from Mark J. Edsall, P.E., P.P. The specific revisions are as follows:

1. The bulk information shown on the plan has been corrected as follows:
 - Required lot width is now 175 feet
 - Required side yard is now 40 feet
 - Required total side yard is now 80 feet
 - The maximum Development Coverage is now 20%
2. The proposed private road accessing both the proposed houses has been removed. Each lot shall have a private driveway to access each dwelling. The proposed lots will obtain their road frontage from Toleman Road.
3. Please note the following:
 - The plan no longer depicts a proposed private road, and therefore, a private road easement will not be required.
 - An individual driveway easement will not be provided, as the plan no longer depicts a private road.
 - The detail for a Town Road driveway will be provided on Sheet 2 of the plan set.
 - No deed restriction shall be included prohibiting direct access to Toleman Road from Lot 2, due to the fact that it has its own private driveway.
 - Proposed culverts on the plans have been analyzed. Attached please find a culvert analysis done in the Rational Method, to show that the proposed culverts will function properly under given rainfall intensity of 6.5 in./hr.

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4. There are no DEC wetlands on site. Therefore, no permit will be required from the NYS DEC. Currently, there are no other approvals being sought regarding wetlands disturbance. The current proposal provides a wetland disturbance of less than 1/10th of an acre, and therefore, conforms to the requirements of the Nationwide Permit from the Army Corp of Engineers.
5. No response necessary.
6. The current plans presented represent a change in the concept for the development of the two (2) proposed lots. Upon the Board's acceptance of this revised concept, additional stormwater design information will be provided.
7. It is our understanding that applications are to be forwarded to the Orange County Department of Planning by the Planning Board rather than the applicant. However, should the Board request that the applicant forward plans to that agency, we would be happy to do so.

Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Derrick L. Kelly, Sr. Engineer

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