



April 9, 2007

Genaro Argenio, Chair
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Re: Apple Ridge
P&P No. 25142.01

Dear Mr. Argenio:

In reference to the above project, enclosed please find ten (10) copies of the revised subdivision plans, and two (2) copies of the revised Storm Water Pollution Prevention Plan Narrative. Revisions have been made in accordance with the McGoey, Hauser and Edsall comment letters of March 28, 2007 and March 26, 2007. The following specific revisions have been made to the plans:

Comment letter of March 28, 2007:

1. No revisions to plans based on comment.
2. General Comments:
 - a. The metes and bounds from the former Minard subdivision are based on an unknown coordinate system. The current metes and bounds shown on our submission shows the metes and bounds for the entire project based on the New York State Plane coordinate system.
 - b. No revisions to plans based on comment.
 - c. No revisions to plans based on comment.
 - d. No revisions to plans based on comment.
3. Specific comments:
 - a. The proposed bulk tables shown on sheets 2 and 3 have been revised as requested to now only show the 45 proposed lots.
 - b. The profile sheets have been revised as requested. Details can now be found on their own specific sheets, as shown on sheets 15 and 16.

- c. The stormwater ponds are depicted on separate lots labeled Parcel A, Parcel B, and Parcel C, as shown on the survey sheet.
 - d. A corrected driveway detail can be seen on Sheet 16, showing a plan and cross section view.
 - e. Corrections have been made to the Belgian Block curb detail.
 - f. A private road detail has been provided on the plans due to the fact that a private road has been utilized for access to Lots 42 and 43.
 - g. No revisions to plan based on comment.
- 4. No revisions to plan based on comment.
 - 5. No revisions to plan based on comment.
 - 6. No revisions to plan based on comment.
 - 7. No revisions to plan based on comment.

Comment Letter of March 26, 2007:

- 1. The details of the outlet control devices have been shown on Sheet 16, which models the proposed detention ponds outlet structures, 6P, 7P, 8P and the existing outlet structure for pond 2P.
- 2. The detail shown for pond 8P outlet control structure has been revised to reflect what is modeled in the Storm Water Pollution Prevention Plan.
- 3. Due to the limited slope in this area, a proposed swale has been provided for the outfall of pond 8P, via the 460 contour. Subsequently, rip-rap outfall has been provided for this proposed cut. During a 100 year storm, there is less than 4 cfs being discharged through this culvert.
- 4. A swale has been provided to direct the storm water flow from pond 8P's emergency overflow towards the proposed cut previously mentioned.
- 5. Pond 6P will be discharging directly into a proposed rip-rap outfall. Also, a clearly defined drainage swale has been added, as requested.

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6. A proposed fence has been provided on all the proposed storm water ponds, as well as a gate for the access point. Details for the fence and gate can be found on sheet 15.
7. The subsurface absorption bed for lot 16 has been revised to be a minimum of 100 feet from the permanent pool for proposed pond 6P.
8. A typical detail for the storm water detention ponds has been added to sheet 16.
9. All pipe end sections now show a rip-rap outfall.
10. The top soil stockpile and rain garden details have been removed. The grass sediment outlet detail is shown for the sediment ponds currently proposed in the vicinity of lot 30 and lot 42.
11. The silt fence line type has been added to the legend for sheets 12 and 13.
12. A construction phasing plan has been provided in the revised storm water pollution prevention plan as Appendix 6.
13. Two (2) proposed excavated grass outlet sediment traps are to utilize a sediment trap dewatering device. Also, the proposed three (3) detention ponds shall use a sediment trap dewatering device. A detail for the excavated grass outlet sediment trap, as well as the sediment trap dewatering device can be found on sheet 16.
14. A detail for the proposed sediment basin outlet during construction has been shown on sheet 16, which is shown as a sediment trap dewatering device.

Please place this item on the next available Planning Board agenda. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Keith Woodruff, Sr. Engineer

KW/tmp
encs.

cc: S. Esposito
M. Walker