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February 23, 2021

VIA EMAIL

James Patterson, Chair
Village of Warwick Planning Board
77 Main Street
Warwick, NY 10990

Re: Warwick Meadows, Phase IV
Tax Lots 218-1-91, 92, 93, 94 & 96 and 219-1-2.2
Warwick, Orange County, New York
MC Project No. 15002429D

Dear Mr. Patterson:

Below please find our responses to a comment letter received from Engineering & Surveying Properties, dated February 2, 2021. The comments have been repeated here for clarity.

Comment 1. Stormwater Pollution Prevention Plan (SWPPP):

Comment 1a. Maser has provided modeling results demonstrating that the SWPPP requirements can be met utilizing the proposed stormwater measures to be constructed on the applicant's property. In other words, modifications to the offsite dam are not needed to meet these requirements. It is my understanding that the Warwick Meadows HOA continues to review the options of reconstructing or decommissioning the dam.

Response 1a: Statement above is accurate.

Comment 1b. Following the applicant's last appearance before the Planning Board in November 2020, Maser has submitted various SWPPP plans and calculations to our office. We request that a comprehensive document be provided, including all pertinent construction details, for review.

Response 1b: Maser Consulting has compiled the previous SWPPP documents into a single comprehensive report and provided it with this submission.

Comment 1c. A draft stormwater maintenance agreement should be provided for the Village's review. Because the project relies heavily on infiltration practices to achieve the required mitigation, a detailed inspection and maintenance protocol is needed for those practices.



Response 1c: As required by the NYSDEC regulations, a blanket draft stormwater easement will be provided to the Village for review as a condition of site plan approval. Our current SWPPP includes Appendix 14 which contains the Operation and Maintenance Plan as required by the Permit.

Comment 2. On January 4, 2021, our office issued the enclosed “willingness to serve” letter regarding water supply and sanitary sewer service. Flow tests have been performed on the water supply system, and Maser analyzing the best routes for the proposed connections to the Village water and sewer systems.

Response 2: The revised site plans for the project have a modified sewer service for the project. The sewer for the project now proposes to construct an 8” gravity main along the east side of Brady Road, north to Kenilworth Lane where it will connect to an existing sanitary manhole.

We will continue to work with the Village to provide the optimal utility services for the development.

Comment 3. The applicant is requesting that the board provide decisions on the following aspects of the application:

Comment 3a. A declaration regarding the environmental (SEQRA) review. The decision should be based on a comparison of the impacts of the amended project with the impacts from the project as approved in 2012.

Response 3a: Statement above is accurate.

Comment 3b. The allowable road width of Sheffield Drive. A width of 26 feet is requested.

Response 3b: The site plans have been revised to show a width of 26’ for Sheffield Drive.

Comment 3c. The preferred option for the road connection from Sheffield Drive to Ridgefield Road. The applicant proposes to construct a two-lane road connection and provide a gate that will remain closed except to allow passage by emergency vehicles.

Response 3c: The statement above is accurate and the site plans continue to propose an emergency access gate.

Comment 4. Maser has indicated that previous technical comments that we have previously provided on the site plans will be addressed once the road width question has been resolved.



Response 4: The previous technical comments which have been addressed with this submission include:

- A profile and roadway cross-section detail has been provided for Sheffield Drive. Additionally, the low point along Sheffield Drive has been identified and drainage improvements implemented to address it.
- Curblin grading adjacent to Building #5 has been revised to address the prior comment.

If you have any questions regarding the above responses please feel free to call me at 845.564.4495, extension 3802.

Very truly yours,

MASER CONSULTING CONNECTICUT, P.C.

A handwritten signature in blue ink, appearing to read 'A. Fetherston', is written over a light blue horizontal line.

Andrew B. Fetherston, P.E.
Principal

ABF/paw
Enclosures

cc: Warwick Commons Stage 5, LLC; w/encl. (Digital Copy)
Dave Everett, Esq., Whiteman Osterman & Hanna LLP; w/encl. (Digital Copy)
Jason Anderson, AIA, Anderson Design Group; w/encl. (Digital Copy)
File, w/encl.

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