



October 20, 2021

Mr. Thomas LaPerch, Chairman
Town of Southeast Planning Board
One Main Street
Brewster, NY 10509

Re: Stateline Retail Center/Subaru
3685, 3711 & 3751 Danbury Road
Tax Map #68.-2-48.1, 48.2 & 48.3
Application for Site Plan, Special Permit,
Wetland Permit and Subdivision
NLJ #0001-0868

Dear Mr. LaPerch:

As requested, we have reviewed the following information received for the subject project at our office through October 4, 2021:

- Item 1: Letter to Chairman LaPerch and Members of the Planning Board from Jeffrey J. Contelmo, P.E., dated October 4, 2021.
- Item 2: Letter to Chairman LaPerch and Members of the Planning Board from Philip Grealy, Ph.D., P.E., dated September 28, 2021.
- Item 3: Wetland Buffer Enhancement Monitoring & Maintenance Plan, Stateline Retail Center/Subaru – Route 6, Town of Southeast, dated October 4, 2021.
- Item 4: Town of Southeast Application for Site Plan Approval/Special Permit/Wetland Subdivision Approval, dated 06-21-21, revised 08-23-21, accompanied by Statement of Use, Waiver Request Letter, Full Environmental Assessment Form, Stateline Retail Center Plan Comparison and Architectural Renderings.
- Item 5: Set of twelve (12) Architectural Rendering drawings prepared by Claris Design Build.

The above referenced information has been submitted in response to our September 9, 2021, engineering review letter.

We have the following comments:

1. The previous submission from June 2021 included a revised Stormwater Pollution Prevention Plan (SWPPP) to account for the modifications that became necessary as a result of the proposed motor vehicle dealership. While the HydroCad model included with the SWPPP has accounted for the increased impervious areas, the submitted set of plans has not been updated to reflect the structures and piping as modeled. We anticipate that future submissions will include a comprehensive plan set with supporting details. *This comment has been addressed and the*

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information will be reviewed upon receipt of the updated SWPPP.

2. Subsurface investigation data should accompany the SWPPP. Borings and the corresponding data should be provided in the area of the proposed stormwater basins and the wetlands crossing. *This comment has been acknowledged and the information will be submitted as part of the updated SWPPP.*
3. Design data should and specific details should be provided for the proposed 60 inch diameter wetlands culvert crossing. *This comment has been acknowledged and the information will be submitted as part of the updated SWPPP.*
4. Details should be provided for the proposed waffle block pavers and asphalt millings pavement surface. Additionally, the Asphalt Pavement Detail should be revised to indicate an 8" base course as required in Section 64-17.A of the Southeast Code. *Comment addressed.*

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

NATHAN L. JACOBSON & ASSOCIATES, P.C.

Joseph M. Dillon, P.E.

JMD:jmd

cc: T. Hay
M. Levine
S. Coleman
W. Stephens, Jr.
M. Bruen
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