

**LANC & TULLY**  
**ENGINEERING AND SURVEYING, P.C.**

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Arthur R. Tully, P.E.

August 25, 2021

Town of Monroe Planning Board  
Ms. Bonnie Franson -Chairwoman  
1465 Orange Turnpike  
Monroe NY 10950

RE: DG Realty Management Subdivision  
SBL: 1-1-96

Dear Ms. Franson and Planning Board Members:

Enclosed are the following materials for your review and continued discussion at the next available Planning Board meeting:

- Revised Subdivision Plans entitled "Cluster Subdivision Plan Prepared for DG Realty Management, LLC" as prepared by Lanc and Tully, P.C. dated March 27, 2019 and last revised on August 25, 2021.
- Revised landscaping plan as prepared by Esposito Associates last revised on August 25, 2021.
- Stormwater Pollution Prevention Plan prepared for DG Realty Management, LLC dated June 23, 2021 and last revised on August 25, 2021 as prepared by Lanc & Tully, P.C.
- Well Testing Report and Testing Data prepared for DG Realty Subdivision as prepared by WSP USA, Inc dated August 24, 2021
- Filed Subdivision Plan entitled "Subdivision Plan for 310 Schunnemunk Street" as prepared by Civil Tec Engineering & Surveying PC dated October 23, 2018 and last revised February 25, 2020.
- Visual Assessment prepared by Lanc & Tully, P.C.

The following are responses to comments received from the Planning Board Consultants since our last appearance before the Planning Board. The comments are provided in the order in which they were received.

**Planning Board Engineer Comments Dated July 20, 2021:**

1. The applicant has updated the proposed Zoning Bulk Table. It appears to be correct for the proposed zoning use. Further, the applicant has requested some reductions in the required setbacks pursuant to exceptions for the proposed cluster. As such, the Planning Board will need to address these exceptions in any potential Approval Resolution.

**Response: Comment noted.**

2. As previously noted, the applicant has submitted a Tree Inventory Plan. The plan should be updated to include any trees that will need to be removed during the construction period. Further, the applicant should include the necessary Tree Preservation notes as required by the Town Code.

**Response: Sheet L1 – Landscaping Plan and Details has been updated.**

3. The applicant has submitted a Stormwater Pollution Prevention Plan with revised grading and drainage plan. Regarding the SWPPP, our office provides the following:

- As previously requested, the pre and post development watershed maps indicate more than one location for each of the study points. These should be updated to one study point.

**Response: The enclosed SWPPP has been revised and has consistent study points in the pre and post development watershed maps**

- As previously noted, the applicant utilized the run off reduction from 18 proposed roadside trees. The applicant should address how these trees would be catching roadside water since curb is proposed. Further, the applicant has provided a landscaping plan which indicates 16 trees within the right-of-way (18 are accounted for in the SWPPP).

**Response: The revised SWPPP no longer takes credit for any roadside trees. The runoff reduction was able to be met using the other incorporated practices (conservation of natural areas, rain gardens, and bio-swales).**

- The plans have been updated to include details for the proposed "stormtrap", concrete underground detention facility. The proposed inverts on the detail are not consistent with the SWPPP calculations.

**Response: The stormtrap detail in the enclosed plans has been revised to be consistent with the SWPPP calculations.**

4. As previously requested, the applicant should provide the filed subdivision plan for the application within the Village of Monroe to confirm the proposed roadway elevations as well as the proposed drainage improvements to accept the proposed improvements within this application.

**Response: The Filed Subdivisions Plan prepared by Civil Tec has been provided.**

The applicant would respectfully request to be placed on the September meeting agenda to proceed with the SEQRA process and consideration of scheduling a public hearing for the application. If you require any additional information, please contact our office.

Sincerely,

Lanc & Tully, P.C.

A handwritten signature in black ink that reads "John Queenan" followed by a stylized monogram or initials.

John Queenan, P.E.

CC: DG Realty Management