



Landscape Architecture

Site Planning

Golf Course Design

December 1, 2021  
*Via Hand Delivery*

Mr. Jeff Boucher, Chairman  
Village of Monroe Planning Board  
7 Stage Road  
Monroe, NY 10950

**Re: The Q- Stephen Lane,  
Village of Monroe  
Tax Lot 222-1-13, 14 & 15**

Dear Mr. Jeff Boucher & Members of the Planning Board:

Attached please find copies of the following documents which have been prepared for the referenced project:

- Three (3) copies of a revised portions of the SWPPP prepared by Engineering & Surveying Properties bearing the latest revision date of November 2021
- Three (3) Green Infrastructure Plans.

The revisions have been made to a portion of the SWPPP in response to the comments received in a Lanc & Tully Memorandum dated October 28, 2021. Below are our responses to the comments in the order in which they appear in the memorandum referenced above.

SWPPP Comments:

1. The buffer width is 100' minimum. Based upon the maximum (not average) slope (11.7)% of the buffer area, a 75' buffer is required. Adding 20% to the 75' required length is 90' and therefore the 100' buffer is in accordance with the NYSDEC Stormwater Design Manual.
2. All contributing area to the riparian buffer has been removed from the calculations resulting in an additional WQv to be treated by standard practices. The available WQv in standard practices is 0.308 ac-ft which is greater than the remaining WQv not reduced by RRv. Calculations for the revised RRv & WQV, WQv in standard practices are included in the appendix of the SWPPP.
3. The riparian buffer-area slopes have been labeled on the green infrastructure figure located in the appendix of the SWPPP. This shows the varying slopes of the buffer are which are all below 12.0%
4. As per the NYSDEC Stormwater Design Manual, benches are required for deep pool areas ( $\geq 4'$  depth). Pocket pond A-2 has a maximum depth of 3' and therefore an aquatic bench is not required.
5. The recommendation of an impervious liner around the underground storage facility will be reviewed with the architect and geo-technical engineer as the underground storage facility is a completely closed system and there is no design to introduce runoff that could impact the foundation and/or the retaining wall.
6. A pond drain is included in the detail of the outlet structure, but the drain will be shown on the plan view as well.
7. The details of the Earthwork Construction Notes have been corrected to remove the inadvertent typographical error.

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8. The erosion and sediment control notes will be reviewed for consistency.
9. The details for the stormwater signs are included in the onsite sign schedule.
10. the phasing will be reviewed and detailed more specifically for each phase.
11. See comment #10
12. See comment #10
13. Notes will be added requiring contractor to provide sufficient advance notice prior to the start of phase 3 including but not limited to coordination of utility upgrades, garbage and recycling.
14. Additional signage will be added to the plans as requested.
15. Phase 3 erosion control shall consist of inlet protection until the Stephen Lane is stabilized with asphalt. The plans will be revised to clarify this.
16. construction specifications and excerpts from the blue book will be added to the SWPPP and plans as requested.
17. See comment #16
18. In reviewing the NOI, the only missing information found was the site coordinates and the owner's information which will be provided upon the online digital data entry of the NOI.

Also attached are written responses to comments received during the two Public Hearings and written comment period for the boards review and record. Please be advised the comments were copied verbatim.

Should you have any questions please do not hesitate to contact my office

Very truly yours,  
ESPOSITO & ASSOCIATES



Steven T. Esposito, RLA

STE: ml  
Enclosure

ECC: Fiona Doherty  
Jay Samuelson, PE  
John Till, RA  
Aaron Goldklang