

**TOWN OF PITTSFORD
PLANNING BOARD
OCTOBER 27, 2025**

Minutes of the Town of Pittsford Planning Board meeting held on October 27, 2025, at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Paul Alguire, Hali Buckley, Kevin Morabito, John Halldow

ABSENT: John Limbeck, Dave Jefferson, Paula Liebschutz

ALSO PRESENT: Doug DeRue, Director of Planning, Zoning, and Development; April Zurowski, Planning Assistant; Robert Koegel, Town Attorney

ATTENDANCE: There were 22 members of the public present.

Chairman Halldow made a motion to call the meeting to order, seconded by Board Member Morabito. Following a unanimous voice vote, the meeting opened at 6:30PM, none opposed.

CONTINUED APPLICATION:

Sundown Designs NY LLC, 834 Linden Avenue (Universal Imports of Rochester)
Preliminary/Final Site Plan

Heinrich Fischer, of Sundown Designs NY LLC, reintroduced the application. Mark Fuerbacher, of Universal Imports of Rochester, was also in attendance. Mr. Fischer explained the ongoing plan updates needed to adjust the existing stormwater facility. He gave an update for the timeline of construction for this project, stating that the grading and stone base will be done this year and the asphalt and landscaping will be completed in the spring. He will continue to work with Town staff on necessary revisions.

Chairman Halldow stated that there is an open public hearing on this matter and asked for public comment. Hearing none, Chairman Halldow motioned to close the hearing, seconded by Board Member Buckley; all ayes, none opposed. Chairman Halldow read the SEQRA and Preliminary/Final Site Plan resolutions, both unanimously approved by the Board.

NEW APPLICATION:

BME Associates, Coventry Ridge Section 3
Final Site Plan

Peter Vars, of BME Associates, introduced the application. He stated that this is the last section to be completed of the Coventry Ridge Subdivision. Section 3 will include 16 lots and a dedicated road to be known as Cherry Hills Drive. He has reviewed the draft resolution and has no issues with the proposed conditions of approval.

Board Member Buckley asked when construction for this section will begin. Mr. Vars stated that the developer plans to begin early next year.

Chairman Halldow stated that there is no public hearing on this matter. He read the Final Subdivision resolution which was unanimously approved by the Board.

OTHER DISCUSSION:

The minutes of September 8, 2025, were approved following a motion by Vice Chairman Alguire, seconded by Board Member Morabito. Following a unanimous vote, the minutes were approved, none opposed.

Chairman Halldow motioned to close the meeting at 6:43PM, seconded by Board Member Morabito, and approved by a unanimous voice vote, none opposed.

Respectfully submitted,

April Zurowski
Planning Assistant

**TOWN OF PITTSFORD
PLANNING BOARD
SEQRA RESOLUTION
834 Linden Ave (Universal Imports)
Preliminary/Final Site Plan
Tax Parcel #138.15-1-7**

WHEREAS, Sundown Designs NY LLC, as agent for Universal Imports of Rochester Inc., is requesting Preliminary/Final Site Plan approval for expansion of a parking lot and associated site work at 834 Linden Avenue, with application materials received July 7, 2025, and amended October 9, 2025; and

WHEREAS this is an Unlisted Action pursuant to SEQRA and as the only involved agency the Planning Board is conducting a single agency review; and

WHEREAS a Part I Short EAF was submitted by the applicant and the Planning Board has completed a Part II Short EAF, attached hereto; and

NOW, THEREFORE, upon consideration by the Planning Board of all written and oral submissions and testimony by the applicant, appropriate agencies, and the public, the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant to the State Environmental Quality Review Act based upon the following Findings of Fact:

FINDINGS OF FACT

1. This application proposes the construction of a 14-space parking lot on the west side of the building and associate site work at 834 Linden Avenue (Universal Imports).
2. The Planning Board has considered possible environmental impacts associated with the application and completed a Short Part II EAF which did not identify significant impacts, attached hereto.
3. The total site disturbance is 0.2 +/- acres for the proposed site work. A SWPPP was not required.
4. The addition of 6,558 +/- square feet of asphalt will not exceed the maximum impervious coverage permitted.

CONCLUSION

The Planning Board finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant to the State Environmental Quality Review Act.

The within Resolution was motioned by Planning Board Member Kevin Morabito, seconded by Planning Board Member Hali Buckley, and voted upon by members of the Planning Board as follows:

David Jefferson	Absent
Paul Alguire	Aye
Kevin Morabito	Aye
Paula Liebschutz	Absent
Hali Buckley	Aye
John Limbeck	Absent
John Halldow	Aye

Adopted by the Planning Board on October 27, 2025.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: MARK FUERBACHER, PRESIDENT OF UNIVERSAL IMPORTS, OF ROCHESTER, CN							
Project Location (describe, and attach a location map): INSTALLATION OF 4940 SQ FT ASPHTE PAVEMENT FOR ADDITIONAL PARKING							
Brief Description of Proposed Action: 834 LINDEN AVENUE ROCHESTER, NY STRIP EXISTING GRASS, REMOVE SOIL, INSTALL 4940 S.F. OF BOULDER STONE 4-10" BASE, 2 1/2" DENSE BINDER AND PLANT MATERIAL							
Name of Applicant or Sponsor: Mark Fuerbacher		Telephone: 585-381-8677					
Address: 834 Linden Ave		E-Mail: mark@universalimports.com					
City/PO: Rochester		State: NY	Zip Code: 14625				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		1.84 acres					
b. Total acreage to be physically disturbed?		.11 1/2 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.84 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>DETENTION POND</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,			
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: <u>BUILT AND FUNCTIONING DETENTION AREA</u>	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>HEINRICH W. FISCHER</u> Date: <u>7.3.25</u> Signature: <u>[Signature]</u>		

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. <u>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Will the proposed action result in a change in the use or intensity of use of land?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>Will the proposed action impair the character or quality of the existing community?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <u>Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <u>Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form ***Part 3 Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
834 Linden Ave (Universal Imports)
Preliminary/Final Site Plan
Tax Parcel #138.15-1-7**

WHEREAS, Sundown Designs NY LLC, as agent for Universal Imports of Rochester Inc., is requesting Preliminary/Final Site Plan approval for expansion of a parking lot and associated site work at 834 Linden Avenue, with application materials received July 7, 2025, and amended October 9, 2025; and

WHEREAS this is an Unlisted Action pursuant to SEQRA and as the only involved agency the Planning Board has conducted a single agency review and granted a negative declaration on October 27, 2025; and

WHEREAS, a public hearing was duly advertised and held on August 25, 2025, and continued through October 27, 2025, at which time it was closed, and public comment was incorporated into the public record; and

NOW, THEREFORE, upon consideration by the Planning Board of all written and oral submissions and testimony by the applicant, appropriate agencies, and the public, the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board of the Town of Pittsford grants Preliminary/Final Site Plan approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. This application proposes the construction of a 14-space parking lot on the west side of the building and associated site work at 834 Linden Avenue (Universal Imports).
2. There are no proposed changes to the exterior lighting at the site. Any future changes to exterior lighting will require Planning Board approval and will be subject to Town Code Article XV.
3. The total site disturbance is 0.2 +/- acres for the proposed site work. A SWPPP was not required.
4. The Planning Board finds that the site improvements maintain compliance with Town Code Article XVA to the greatest extent practicable; offers and innovative development/design solution for the site in question; will not result in a detrimental effect on the public health, safety, or general welfare; and is compatible with the stated vision and goals of the Town's Comprehensive Plan and other relevant plans and studies.

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to the DRC comments dated August 23, 2025, and the applicant's written responses received September 8, 2025, unless otherwise specified herein.
2. The Universal Imports operation must comply with Town Code §185-104 which regulates vehicle sales, service, and repair shops. The proposed plan meets this code section.
3. The site must comply with Town Code §185-53.1 which sets performance standards for landscape buffering and HVAC and dumpster enclosures. The proposed plan meets this code section.
4. All parking areas shall be hard-surfaced, such as asphalt or concrete, and have a dust-free surface, capable of being kept free of snow and debris, maintained in a smooth and well-graded condition. Vehicles should not be parked on the grass.

5. Minor adjustments to the approved landscaping plan are subject to Department of Public Works approval. A cost estimate has been provided and it seems that the site improvements meet Town Code §185-194 C. which requires all projects shall have landscaping equal to a minimum expenditure of 1% of the total project cost. A more detailed cost estimate will be required prior to Planning Board signature.
6. Any revisions to the existing stormwater pond are subject to review and approval by the Town Engineer.

The within Resolution was motioned by Planning Board Member Hali Buckley, seconded by Planning Board Chairman John Halldow, and voted upon by members of the Planning Board as follows:

David Jefferson	Absent
Paul Alguire	Aye
Kevin Morabito	Aye
Paula Liebschutz	Absent
Hali Buckley	Aye
John Limbeck	Absent
John Halldow	Aye

Adopted by the Planning Board on October 27, 2025.

April Zurowski
Planning Assistant

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
Clover Street Development Corp.
Coventry Ridge Subdivision – Section 3
Final Subdivision
Tax Parcel #177.04-03-5-47**

WHEREAS BME Associates, as agent for Clover Street Development Corp., has made application for Final Subdivision approval with application materials received on September 19, 2025, for a 16-lot subdivision section with a dedicated road as part of the Coventry Ridge Subdivision, on 10.52 +/- acres; and

WHEREAS, the Town Board, as part of an Incentive Zoning application for this subdivision, issued a negative declaration pursuant to SEQRA on June 2, 1998; and

WHEREAS, the Planning Board, as part of the Concept Subdivision application for this subdivision, issued a negative declaration pursuant to SEQRA on February 8, 1999; and

WHEREAS, a Preliminary Subdivision approval was granted on August 26, 2024, and the Final Subdivision plans are consistent with the approved Preliminary Subdivision plans; and

NOW, THEREFORE, upon consideration by the Planning Board of all written and oral submissions and testimony by the applicant, appropriate agencies, and the public, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board of the Town of Pittsford grants Final Subdivision approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. This application is substantially consistent with the revised Concept Subdivision approval granted on July 22, 2013, and the Preliminary Subdivision approval granted on August 26, 2024. The conditions placed on the Concept Subdivision and Preliminary Subdivision approvals that fall outside of this approval remain in effect.
2. This section, to be referred to as "Section 3," originally included 15 lots. One lot has been transferred from Section 4 to Section 3, giving this section a total of 16 lots.
3. This project occurs within 500 feet of land in agricultural production in Monroe County's Eastern Agricultural District. An Agricultural Data Statement was completed on December 11, 2012, for this project as required in Section 283-a of Town Law and Article 25AA of the New York State Agriculture and Markets Law.
4. Under the current General Permit (GP-0-25-001), a site with coverage under a previous permit is permitted to discharge stormwater in accordance with said previous permit requirements and post-construction technical/design components may be continued in use, provided the design was in accordance with the requirements at the time of initial authorization. Coventry Ridge Subdivision is covered under a previous General Permit, GP-0-20-001.
5. The overall concept plans for Coventry Ridge as well as plans for Section 1 of Coventry Ridge include a trail behind the lots of section 1-B connecting Coventry Ridge and the Autumn Woods subdivision. This trail in an important connection between neighborhoods and Isaac Gordon Park that must be established.

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to Town Review Engineer comments dated October 17, 2025, and attached hereto.
2. Please revise the Pond Access Detail on Sheet 11 to 12' wide and not 12" wide.
3. Sheet 11 instructs the contractor to coordinate with the Town of Pittsford for trail millings and materials. Please note that the Town does have free millings for use, but its availability is subject to ongoing Town projects.
4. The absent trail on the north side of Section 1-B has been outlined in coordination with Town Staff and shall be constructed as part of the site work for Section 3.
5. The landscaping plan from Section 2 includes plantings to the rear of the lots on Cherry Hills Drive and are included in Section 3 plans. These plantings must be installed as part of the site work for Section 3.
6. The Town of Pittsford Sewer Department should be contacted for applicable sanitary sewer entrance and connection fees for the 16 lots. Entrance fees are collected at the time of Sewer Department Final Subdivision plan signature.
7. Vegetation clearing limits shall be staked/flagged and discussed with Town staff prior to any clearing.
8. Please submit easement descriptions and maps for the sanitary and storm sewers for review. Please submit a deed for the dedicated road.
9. A letter addressing Town Review Engineer comments and the Conditions of Approval shall be submitted with revised plans for Planning Board signature.

The within Resolution was motioned by Planning Board Member Kevin Morabito, seconded by Planning Board Member Hali Buckley, and voted upon by members of the Planning Board as follows:

David Jefferson	Absent
Paul Alguire	Aye
Kevin Morabito	Aye
Paula Liebschutz	Absent
Hali Buckley	Aye
John Limbeck	Absent
John Halldow	Aye

Adopted by the Planning Board on October 27, 2025.

April Zurowski
Planning Assistant

October 17, 2025

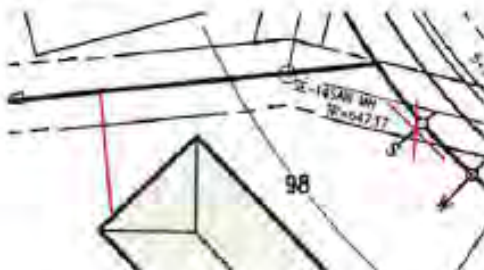
Mr. Doug DeRue, Planning and Zoning Department
Town of Pittsford
11 South Main Street
Pittsford, New York 14534

Re: Coventry Ridge, Section 3 Plan Review Comments
Final Site Plan
MRB Group Project No. 1660.12001.000

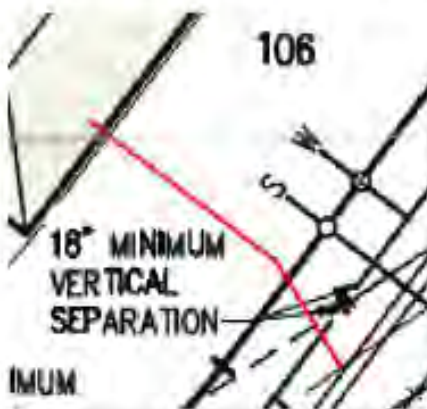
Dear Doug:

We've completed a review of the site plan for the proposed 16 lot subdivision at Coventry Ridge, Section 3. A Development Review Committee (DRC) meeting was held on October 14th, and we offer the following comments for the Town to consider in the preparation of the DRC Report.

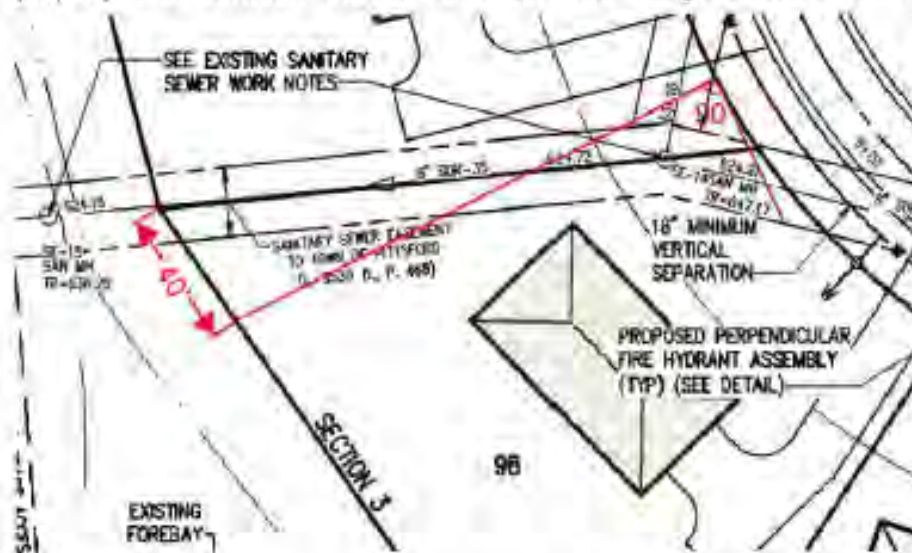
1. The sanitary lateral for lot number 98 should be realigned to connect to the existing sewer main aligned down the side lot, as opposed to the current planned connection. The image below further details this change:



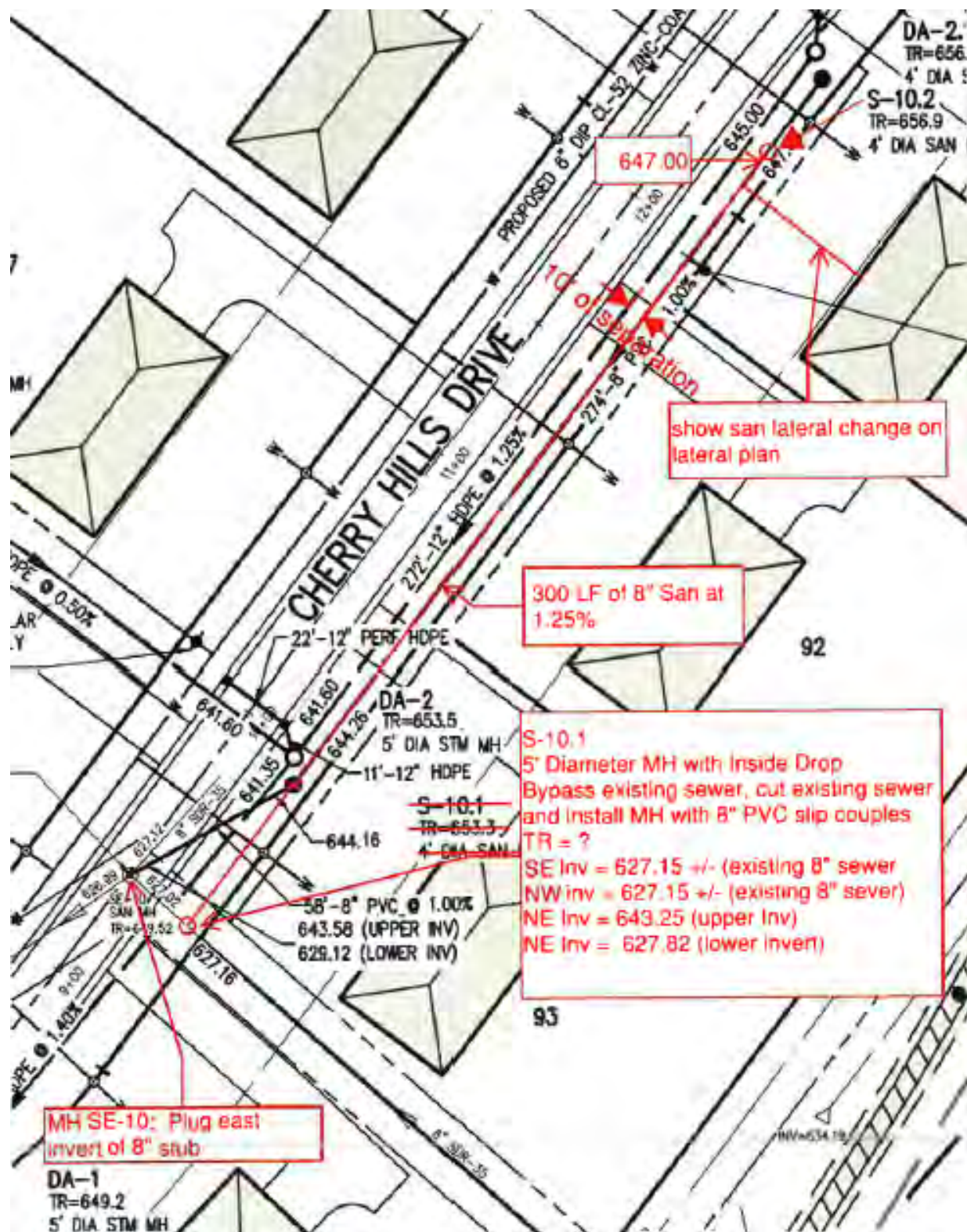
2. The sanitary lateral for lot 106 should be realigned to connect to the existing sewer main at a 90-degree angle. The image below further details this change:



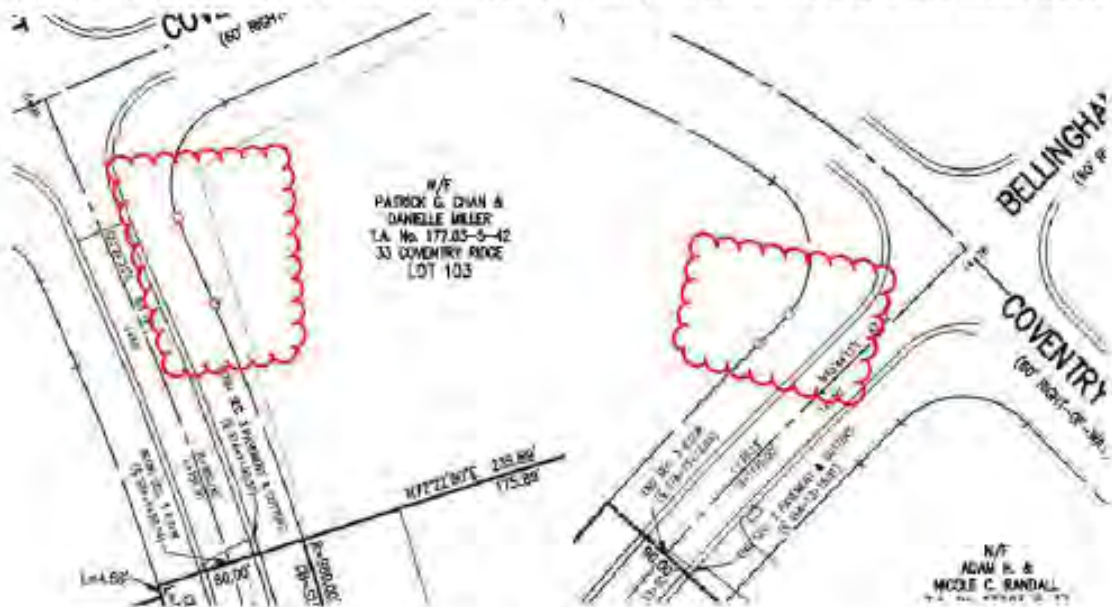
3. To provide symmetrical lots within the proposed subdivision, please reconfigure the proposed property line between Lot 98 and 99. The image below further details this change:



4. The current plan proposes an approximate 15' long, outside drop connection to the existing 4' diameter MH SE-10. The existing MH is approximately 24' deep, and there are concerns with a deep excavation along the side of this manhole, and the installation of an outside drop connection on the existing eastern MH stub, which is not aligned in the correct direction. Instead, it is recommended that the sanitary sewer aligned from MH S-10.2 be installed to a proposed 5' diameter inside drop manhole placed on the existing 8" sewer that is aligned between existing manholes SE-9 and SE-10. The sewer line from S-10.1 to S-10.2 will also need to be shifted southeasterly to provide a minimum 10 ft parallel offset from the storm sewer. Under this change, the existing sanitary sewer work note for MH SE-10 will need to be altered to simply describe the plugging of the existing eastern pipe stub, repair of the interior bench, along with the planned MH rim height change. A new note should be provided describing the bypass pumping and use of slip couplings associated with the installation of the new manhole S-10.1 on the existing sewer main. Also, under this change, the profiles will need to be edited accordingly, and the detail for an outside drop manhole can be removed from the drawings. The image below further details this change:



5. Please add four additional ROW monuments for Cherry Hill Drive at the locations shown below:



6. The provided engineering report states that the 100-year storm ponding elevation of the storm water facility is 637.79 ft, with a spillway crest elevation of 637.75 ft. The existing topography indicates the spillway currently has an elevation ranging from 636.0 to 637.4. To contain a 100-storm, the spillway should be elevated slightly above the 100-year ponding elevation. Additionally, the proposed grading plan notes the spill way to be graded to an elevation of 637.00 ft, but this is considerably below the design 100-year ponding elevation. Clarification/edit of the report and plans are needed regarding the proposed spillway elevation.
7. On the grading plan at the note provided for the existing spill way, please revise the words, "MAY BE" to state, "SHALL BE".
8. The driveway at Lot 94 is extremely flat and includes a graded swale across it. Please raise the FG elevation of the home from 651.5 to at least 652.5. This will help provide positive drainage away from the home and ensure a more defined common side yard swale between lots 93 and 94.
9. Please adjust the grades between Lot 97 and 98 to allow the common side yard swale to be centered over the adjusted property line.

Please feel free to contact our office with any comments or questions you may have in this regard.

Respectfully submitted,

David R. Willard

David R. Willard
Senior Project Manager