S-1. Provide notes for the Residential Gathering Place to show compliance, 195-79.1

**RESPONSE: A note has been added to the plan**

S-2. Zoning Table does not provide for “Side Yard”, verify during CDRC review.

**RESPONSE: The side yard has been added to the bulk table**

S-3. Submit to the Rockland County Drainage Agency, early in the review process to coordinate any comments/requirements with the local village review process.

S-4. Provide existing utilities in the street such as water and gas and sewer locations.

**RESPONSE: The plan has been updated to show existing utilities.**

S-5. Provide copy of original base survey.

S-6. Show tree diameter and species of tree. Clearly show trees to be removed with “X” and provide number of trees TBR.

**RESPONSE: The plan has been updated**

S-7. Provide a revised total disturbed area in SF or acres as shown on Drawing 3, to include the new accessory structure improvements.

**RESPONSE: The plans have been updated with the correct disturbance area**

S-8. Recent addition of the accessory structure is not part of grading plan or SESC plan. Review and revise accordingly.

**RESPONSE: The plans have been updated to include the added areas**

S-9. Flood plain provide date of FEMA reference.

**RESPONSE: Date of the FEMA reference has been provided**

S-10. Note No. 7 shall be supported by engineering calculations. Letter from Engineer dated March 25, 2024 does not provide any support calculations. Detail provided on Site Plan shows an “Asphaltic Concrete Pavement Detail” which is not a “pervious paving design”. A drainage report with any required mitigation shall be made part of subsequent submittals.

**RESPONSE: The plan has been revised to show a conventional storm system with supporting calculations.**

S-11. The parking layout does not clearly show on-site vehicle maneuvering and appears that vehicles will need to back out onto Henry Court.

**RESPONSE: The traffic plan has been updated to show larger vehicles**

S-12. Submit information of presence or absence of wetlands.

**RESPONSE: The survey has mapped that there is no wetlands on the property.**

S-13. The proposed parking expansion does not provide for a curb, engineer should discuss roll off protection of vehicles from slope area.

**RESPONSE: The plans have been updated to have curb**

S-14. Expand grading plan and SESC plan to include the accessory structure improvements.

**RESPONSE: The plans have been updated to include the added areas**

S-15. Provide floor elevation of accessory structure and spot elevations of walkway.

**RESPONSE: Elevations have been added to the plan**

S-16. Continue to develop details such as bollards. Footing does not extend below frost line and bollard materials not specified.

**RESPONSE: The bollard detail has been updated**

S-17. Show utilities servicing accessory structure including any sanitary sewer. TOR sewer department shall review any proposed sewer connection.

**RESPONSE: The plans have been updated to show utilities**

S-18. Plant schedule shall include species quantity, size at time of planting and weather container or root ball conditions.

**RESPONSE: The information has been added to the plan**

S-19. Provide required parking calculations on the drawing.

**RESPONSE: The parking calculation has been added to the plan**

S-20. The applicant shall discuss any proposed lighting at the parking area and compliance with 195-79.1 (H).

**RESPONSE: Lighting has been added to the plan**

S-21. The revised Site Plan does not show the landscaping as compared to the prior site plan date.

Applicant shall discuss and show compliance with 195-79.1 (I).

**RESPONSE: The plans have been updated to show an 8’ privacy fence**

S-22. Soil erosion and sediment control notes should be provided on the plan. Provide notes how disturbed areas are to be stabilized.

**RESPONSE: The SESC notes have been added**

S-23. Submit willingness to serve letters for any utility services including water and sewer.

S-24. Provide additional spot grades in parking areas at parking corners and where new pavement meets existing. Clearly show if the pavement expansion will require any support retaining walls.

**RESPONSE: The plans have been updated to show more detailed grading**

S-25. The applicant/Board should review the need for a pedestrian walkway from the road to the dwelling (this can be done along side of the driveway).