



December 5, 2023

Don Serotta
Town of Chester
1786 Kings Highway
Chester, NY, 10918

Re: 1414 Kings Highway LLC
Section 13, Block 1, Lot 137
Our file # CH-234

Dear Chairman Serotta,

We have reviewed the material submitted and offer the following comments.

Project: 6 Lot Subdivision
SBL: 13-1-137
Zone: SR-2
Acreage: 4.435 Acres
Material Received Dillin plans 5/2/22, SEAF

The following comments have not been addressed from our previous review dated 11/1/23.

1. OCDOH approval required.
2. Stormwater report to be stamped by a New York State Licensed Professional Engineer.
3. OCDPW approval is required.

New Comments:

4. Clarify on the plan and the EAF whether this is a 5 or 6 lot subdivision. The EAF states 5 lot subdivision, however six proposed lots are shown on the plan. Note 2 on page 2 of the plan does not include lot 6 for water supply.
5. Note 2 on page 2 refers to private wells on some of the lots, this note no longer appears to be applicable.
6. There are two different title blocks provided within the plan set. All plan sheets should be consistent with the same title block provided on each sheet.
7. As per §98-30(F2.b.4.c)) a twenty five (25) foot buffer is required from the wetland boundary.

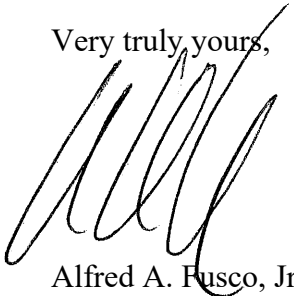
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8. Provide a legend on the plan.
 9. The proposed watermain provided on Well Sweep Lane appears to conflict with the existing utility poles.
 10. Provide cleanouts every 75 feet on all gravity sanitary lines.
 11. The area of disturbance should be provided on the plan.
 12. A long form EAF should be provided for this project.
 13. Verify vertical separation can be met between the existing drainage and the proposed 6" watermain the crosses the existing stormwater detention pond easement.
 14. The L.S.E. should be provided on all buildings.
 15. The proposed sewer on lot 4 is shown leaving the garage not the dwelling, please revise.
 16. Provide roof and footing drain locations and inverts on all lots.
 17. The flush hydrant detail should be reviewed by the Town of Chester water department.
 18. Any disturbance to wetland requires a jurisdictional determination as per ACOE requirements.
 19. There is an existing sidewalk on Pewter Circle, the sidewalk should be extended to Sugar Loaf By-Pass.
 20. Analyze if driveway culverts are required on all proposed driveways.
 21. Sight distance should be provided on all proposed driveways.
 22. Verify whether there is an existing culvert on the town sewer access road.
 23. Verify the culvert size on lot 3.
 24. Has lot 3 been submitted to the Orange County Department of Public Works for the driveway opening permit.
 25. The stream classification for the existing stream should be provided on the plan.

26. Verify whether a stream crossing permit is required for the proposed sewer crossing the wetland.

27. Board comments.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
Fusco Engineering
& Land Surveying, D.P.C.

Cc: Melissa Foote