



Consulting Engineers

Alfred A. Fusco, Jr.
P.E. Principal

Alfred A. Fusco, III
General Manager

September 26, 2023

Donald Serotta, Chairman
Town of Chester Planning Board
1786 Kings Highway
Chester, NY, 10918

Re: Baroda Subdivision
Section 12, Block 1, Lot 31
Our File #CH-274

Dear Chairman Serotta,

We have reviewed the material provided and offer the following:

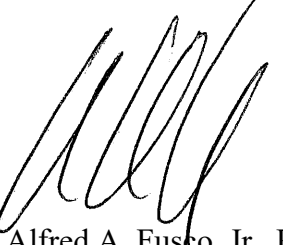
Project: Baroda 29 Lot Subdivision
Acreage: 168.20 acres
Zone: AR-3
SBL: 12-1-31

1. An updated NYSDEC and ACOE Wetland Jurisdictional Determination is required, §83-c(6) of the Town Code requires a 25' buffer from ACOE wetland.
2. Provide a copy of the NYSDEC endangered species report for our review, updated may be required.
3. Percolation testing was performed based on the yield plan approximately 8 years ago. New percolation testing is required, coordinate with the Town Engineer's office to schedule witnessed percolation testing, a minimum of five (5) witnessed tests is required.
4. The existing soil groups found throughout the project limit septic systems installation. The percolation testing and deep test pits performed do not indicate the soils groups that are depicted on soils mapping; therefore, we would recommend a licensed geologist review the on-site soil classification.
5. Proposed Lot #4 does not appear to meet separation requirements, please review, and revise accordingly.
6. Provide a well log for the existing well on the property. New wells are to be drilled and tested as required by the Town of Chester and OCDOH who may require more in accordance with §83-220 of the Town of Chester subdivision ordinance.
7. The water wells and septic system designs are to be reviewed by the Orange County Department of Health, and by the Town Engineer, a final sign off by the Orange County Department of Health is required.
8. The agricultural easements need to be reviewed by the Planning Board Attorney in coordination with the applicant.

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9. A drainage district will be required by the Town of Chester Town Board. Plans and a report are required for the proposed district.
 10. The SWPPP is to be reviewed for updates in the rainfall data from the previous data provided.
 11. Provide fencing for the proposed stormwater ponds, provide a minimum of two (2) gates and a mow-able access drive around the pond. Landscaping for the ponds should be provided.
 12. Applicant to provide FAR calculations for compliance with the Bulk Table.
 13. We agree with Kristen O'Donnell's report which should be addressed.
 14. The Landscape Street tree plan is to be reviewed by the Planning Board for acceptability. All trees to be outside the proposed right-of-way on proposed private land.
 15. The Highway Superintendent to review the plans.
 16. Compliance with the Town of Chester lighting ordinance should be provided on the final subdivision plans that are filed with the County, the plans will provide future homeowners the type of downward facing lighting required and approved by the Town.
 17. Permanent wetland boundary signage, approved by the Town Engineer is to be provided.
 18. Board comments.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
FUSCO ENGINEERING &
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Cc: Melissa Foote
Alfred A. Fusco, Jr., P.E.