FUSCO ENGINEERING
& LAND SURVEYING, P.C.

Consulting Engineers

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

Alfred A. Fusco, III, General Manager

- 233 East Main Street
  Middletown, NY 10940
  Phone: (845) 344-5863
  Fax: (845) 956-5865
- 19 Waywayup Lane
  Port Jervis, NY 12771
  Phone: (845) 956-5866

March 8, 2018

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

Re: Baroda Subdivision
Section 12, Block 1, Lot 31

Dear Mr. Serotta and Planning Board Members,

We have reviewed the most recent submittal and offer the following:

Project:	Baroda 29 Lot Subdivision
Acreage:	168.20 acres
Zone:	AR-3
SBL:	12-1-31
Material Reviewed:	Pertrzak & Pfau 2/28/18 revised plans, SWPPP, NOI, Response letter

COMMENTS:

1. The developer has retained an archaeologist to prepare a Phase I report as per OPRSP (SHPO). We await results. Still need NYSDEC sign off on habitat.
2. The project engineer has reduced the roadway profiles to 10% or less as per Highway Superintendent.
3. Road sectional detail is acceptable.
4. Right-of-way regulations are noted as requested.
5. Bedding detail is acceptable as requested.
6. The SWPPP has been included in the submission with the NOI. Preliminary review appears in line with requirements; detailed review is continuing. NYSDEC SPEDES permit is required.
7. The OCDOH will review water wells/septics as well as the Town Engineer' final sign off by OCDOH.
8. Planning Board Attorney to review agricultural easement with the applicant.
9. A drainage district will be required by the Town of Chester Town Board.
10. Ponds to have fencing with gates and 15' mowable access drive around pond. Also show pond landscaping.
11. Applicant to review proposed FAR local law for compliance.
12. Board comments: Board requested visual impact analysis.

Action:
Close public hearing.

Please advise if you have any questions.

Very truly yours,

Alfred A. Fusco, Jr., P.E.
Fusco Engineering & Land Surveying, P.C
AAF/cam
Cc: Alexa Burchianti
Dave Donovan
Anthony LaSpina
Applicant