



*Consulting Engineers*

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September 27, 2023

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

Re: Bell Station Corp.  
Section 4, Block 1, Lot 6.22  
Our File No. CH-215

Dear Chairman Serotta,

We have reviewed the submission on the above noted project and offer the following;

Project: Inflatable Park, Indoor Recreation  
SBL Section 4, Block 1, Lot 6.22  
Zone: GC  
Acreage: 3.2889 Acres  
Material Received: 5/24/23 MJS plans, Application & SEAF

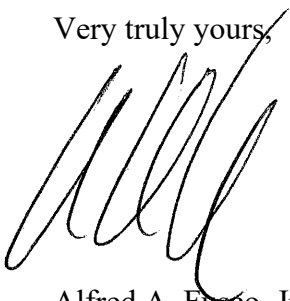
Comments:

1. Planning board to make determination on location of side yard vs rear yard setback line. Our firm feel is the building if facing Laroe Rd that would be considered the front and then the rear would have to be compliant with the 50' set back requirements for rear yard in this zone.
2. Will the building be set into the hillside? The proposed building finished floor is shown at 491.0 The right rear corner existing grade is at 504. Grading behind the building has not been shown. The area of disturbance is in question for the over dig of the foundation, water proofing, equipment access for backfilling etc. Please revise the calculation.
3. Entrance from pond road should be address its proximity to the intersection at Laroe Road.
4. Two proposed retaining walls are shown plan west and plan east. The wall located plan west appears to be approximately 8'-0" in height. No details, spot elevation, geo grid, etc. shown. The over dig for theses wall will exceed the area of disturbance shown. Please revise the calculation.
5. General drainage throughout the site has not been detailed. Many locations grade is pitched towards retaining walls, parking areas, the rear of the building without relief. Please show a comprehensive drainage storm water plan.
6. A SWPPP may be required, storm water retention and pre-treatment is recommended to deter contaminants into adjacent stream on the property.

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7. Clearly impervious surfaces, curbs, direction of traffic, etc. east elevation shows truck parking please clarify.
  8. Landscape & Lighting plan C-4 to meet the requirement of section (98-19 Buffer strips and landscaping).
  9. Landscape & Lighting plan C-4 to meet the requirement of section (69-3 Regulation of outdoor lighting).
  10. Provide a continuous sidewalk in front of the building. Show refuge area. Suggest handicapped locations to centrally located.
  11. Plan does not show curb cut for ADA accessibility to building elevation change of 1'-0" are there ramps to be provided?
  12. Provide a turning radius for delivery trucks. show path of travel, locations/parking.
  13. Provide hours of operation for office/warehouse, provide maximum delivery trucks and frequency.
  14. Details for stabilized construction entrance shown 12'-0" wide please address, curb details, etc missing. Culvert may be required due to adjacent slopes.
  15. Provide sanitary invert height at road for tie-in method of proposed sanitary line.
  16. Provide buffer to wetlands per town code.
  17. Clearly identify proposed building entrances to the office/warehouse.
  18. Provide utility plans, electric, water storm. Show proposed metering locations transformers if applicable.

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, Planning & Zoning Secretary