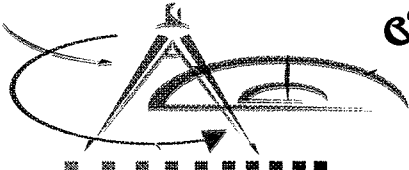


FUSCO ENGINEERING & LAND SURVEYING, P.C.

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May 31, 2016

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

Re: Davidson Drive
Orange County, New York
Our File #CH-114

Dear Chairman Serotta,

We have reviewed the concept plan and report prepared for the proposed condominium development submitted for the above project and offer the following:

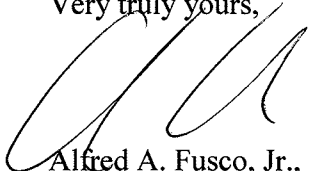
Project: Davidson Drive
Acreage: 8.10 Acres total
Zone: IP
SBL: 617-1-83, 84, 85 & 86
Material: Submitted by David Niemotko Architect, PC

COMMENTS:

1. The plan calls for a building coverage that does not include one of the four (4) unit buildings. This is minor but need to be noted.
2. The request to include multiple dwellings in one IP Zone and not the other appears to be spot zoning, the attorneys should review this.
3. No soils tests or well logs are noted which needs to be addressed since both will be required for an Orange County Department of Health review. If there is not sufficient testing for these it's not ideal to consider the request without knowledge that infrastructure is even feasible.
4. Board comments
5. Review EAF

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
Fusco Engineering
& Land Surveying, P.C.
AAF/jh