

# FUSCO

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October 31, 2023

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

Re: Saponaro  
Amended Site Plan  
Our file # CH-197

Dear Chairman Serotta,

We have reviewed the material submitted and offer the following:

Project: Amended Site Plan  
Area: 22,557  
SBL: 13-3-3.1  
Zone: LB/SL  
Material reviewed: Kirk Rother plans 9/20/23

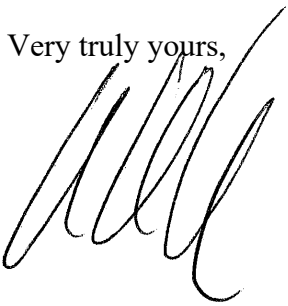
Comments:

1. Existing site plan should now show the accurate area of disturbance reflecting the proposed changes.
2. The well installed is now within the 25' wetland buffer, Planning Board to discuss.
3. Significant changes have been made deviating from the approved site plan. The amended site plan to show the removal of all asphalt within the wetland buffer and restore to like conditions. As per §29-30(F.2.b.4.c) of the Town of Chester Zoning, a 25' buffer from the wetland boundary is required for all improvements. If improvements within the wetland buffer are not to be removed, a waiver/variance may be required. Planning Board to discuss.
4. As built of the septic system components installation is required. The new amended site plan now shows parking spaces over the original 2,000-gallon septic tank, has the tank been upgraded to H2O loading.
5. Clear demarcation of the proposed/existing asphalt and its proximity to the wetland buffer should be provided.
6. Design professional to provide all features that were on the original site plan, i.e. street names, site distance radius of parking, dimensioning etc.
7. Original site plan note specifically says "No landscaping is allowed within the county road Row". Amended site plan shows landscape features in the ROW.

8. Amended site plan to show landscape feature specifically 6 Japanese Boxwoods, 5 Rosy Glow Barberry. Please clarify whether these were omitted or installed.
9. Verify the lighting installed meets the specifications as per the approved site plan and the Town of Chester code.
10. Board comments.

Action: Pleasure of the Board.

Very truly yours,



Alfred A. Fusco, Jr., P.E.  
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CC: Melissa Foote  
Todd Maurizzio