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September 30, 2020

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

Re: 210 Black Meadow Site Plan
Black Meadow Road
Our File #CH-196

Dear Chairman Serotta,

We have reviewed the conceptual plans for the above noted plan and offer the following:

Project:	Site Plan on Black Meadow Road
Zone:	IP Zone
Acreage:	12.9 Ac
SBL:	6-1-76
Material:	Conceptual Subdivision plan

Comments: (Comments are conceptual; detailed plans to be submitted)

1. Regarding the long form EAF, the form identifies a potential impact with regards to a sensitive archeological area. Provide SHPO review and response.

2. Regarding the long form EAF, the form identifies two endangered species on-site. Provide NYSDEC review regarding mitigation measures required, if any.

3. The EAF notes the site is in a flood plain. Please provide flood plain limits and 100 year flood elevation certificate.

4. The EAF indicates there will be solid waste handling at this site. It appears that an NYSDEC multi-sector permit will be required.

5. Provide a full SWPPP on future submittals. It is unclear where storm water treatment and volume storage areas will be provided in addition to stormwater treatment areas needed to meet RRv requirements.

6. Provide a copy of the NYSDEC wetlands validation map.

7. Soils test witnessing will be required as well as a detailed design of the SDS system.

8. Although the bridge is existing, the engineer should provide a written evaluation of the condition of the bridge and its structural integrity to support large truck traffic.

9. Provide a truck turning radius plan. It is unclear how trucks will back into the loading docks as well as travel around the corners of the building and enter and exit onto the town road.

10. Future plans must include landscaping and lighting as per town code.

11. Proposed bulk setbacks should be included in the bulk table.

12. Board comments.

Action:

1. 239GML
2. Intent to be Lead Agency under SEQRA.

Please advise if you have any questions.

Very truly yours,

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