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

September 27, 2022

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

Re: Nelson Subdivision
McBride Road
Town of Chester, Orange County, New York
Our File #CH-247

Dear Chairman Serotta,

We have reviewed the recent information received and offer the following based upon a sketch plan review only:

1. Provide a short form EAF with DEC mapper.
2. This project would be considered an unlisted action under SEQRA and does not require a coordinated review.
3. Show sight distances for the new driveway entrance.
4. Show well and septic for the existing lot. The new lot will need a new SDS design and soils test witnessing by Town Engineer.
5. Show the total area of disturbance on the plans.
6. Proposed lot 2 is largely in the AR-3 zoning district but the AR-1 Zone is used for calculating minimum required bulk table requirements. Please comment. It may need a variance.

Action: Sketch plan only. No action at this time.

Please advise if you have any questions.

Very truly yours,

Alfred A. Fusco, Jr., P.E.
Fusco Engineering
& Land Surveying, P.C.
Cc: Melissa Foote