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

August 1, 2022

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

Re: Broccoli Patch Inc
1355 Kings Highway
Town of Chester
Our File No. CH-163

Dear Chairman Serotta,

We have reviewed the latest submission and offer the following:

PROJECT:	Broccoli Patch distillery, catering hall, residences
SBL:	13-3-2
Acres:	2.31 acres
Zone:	LB/SL
Material Reviewed:	1/22 mapping – Engineering Properties

COMMENTS:

OPEN ITEMS:

1. OCDPW sign off.
2. NYSDEC endangered species sign off.
3. Waterline approved by OCDOH.
4. Agreement with Town of Chester for Water.
5. Approval by Moodna Sewer District.

REVIEW ITEMS:

1. Change Note 13 Pave C-101 to November to March 31 for bat protection.
2. Provide witnessed soil test results for the infiltration chambers.
3. Show location of handicapped signage of parking.
4. Show cut sheets for all lighting.
5. Plantings to be reviewed by Karen Arent.
6. Signage to be detailed.
7. Board comments.

ACTION:
Pleasure of the Board.

Please advise if you have any questions.

Very truly yours,

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