

# James A. Dillin, PLS

PROFESSIONAL LAND SURVEYOR  
38 SCOTCHTOWN AVENUE  
GOSHEN, NEW YORK 10924  
PHONE (845) 294-9086 FAX (845) 294-3606

May 24, 2017

Don Serotta, Planning Board Chairman  
Town of Chester  
1786 Kings Highway  
Chester, N.Y. 10918

RE: Castle Zipline  
The Castle Fun Center  
Section 2 Block 1 Lot 61.2

Dear Don:

Please find revised Site Plan as per the Town of Chester meeting on May 3, 2017, comment letter dated May 3, 2017 from Fusco Engineering and Land Surveying, P.C. and Village of Chester Planning Board meeting on May 23, 2017.

Please find revisions to the Plan as follows:

1. Amended Site Plan changes are listed in a block placed on Sheet 1 of 2 along with a recommendation note.
2. Square footage of proposed additions are more clearly marked on Plan.
3. Overflow parking was amended in the Town of Chester due to the Workshop footprint. Additional parking was added to bring the parking supplied to 304 spaces. Note 10 has been added on Sheet 1 of 2 to address future Site Plans.
4. Flex area along Black Meadow Creek in the Village has been eliminated.
5. Hours of operation amended in Note 8 to reflect the operational needs of The Castle Fun Center.

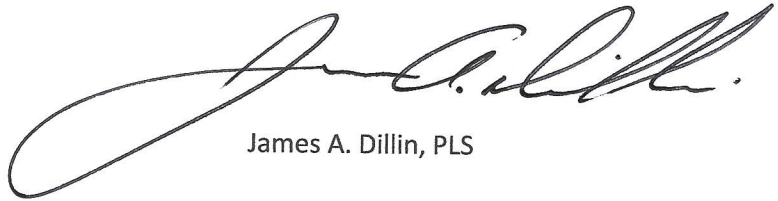
Additional enclosures attached are as follows:

1. Letter from NYS Department of Transportation
2. Letter from NYS Department of Parks, Recreation and Historic Preservation
3. An addendum Narrative is attached to the Site Plan explaining various SEQRA concerns.

At the Village of Chester Planning Board meeting on May 23, 2017, a Negative Declaration for SEQRA and Conditional Site Plan approval was granted subject to note changes regarding hours of operation, to be reviewed after a one year period and parking note revised.

Looking forward to the next Town of Chester Planning Board meeting to review all of the new information.

Very truly yours,

A handwritten signature in black ink, appearing to read "James A. Dillin". The signature is fluid and cursive, with a large loop at the beginning and a trailing flourish at the end.

James A. Dillin, PLS

JAD/td

Encl.

cc: Brian & Alison Leentjes



## Department of Transportation

**ANDREW M. CUOMO**  
Governor

**MATTHEW J. DRISCOLL**  
Commissioner

**TODD WESTHUIS, P.E.**  
Regional Director

April 27, 2017

Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board  
Village of Chester  
47 Main Street  
Chester, NY 10918

**Re: NYSDOT SEQR #16-102  
The Castle Fun Center  
NYS Route 17M, Village of Chester  
Orange County**

Dear Mr. Edsall:

In addition to our March 31, 2017 letter, I have discussed NYSDOT's concerns with the applicant, Mr. Brian Leentjes, on April 26, 2017. Based on this discussion, we feel that the visual impact concern appears satisfied.

Thank you for your interest in highway safety.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mary McCullough", written over a horizontal line.

Mary McCullough  
SEQRA – HWP Unit

cc: Permit Field Engineer, Residency 8-4  
Orange County Planning



## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

May 10, 2017

Mr. Richard Ramsdell  
Chairman, Planning Board  
Village of Chester  
47 Main St.  
Chester, NY 10918

Re: SEQRA  
The Castle Fun Center  
109 Brookside Ave, Chester, NY 10918  
17PR03005

Dear Mr. Ramsdell:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of OPRHP and relate only to Historic/Cultural resources.

Based on the information provided, this office has no concerns regarding this project under SEQRA. This recommendation pertains only to the Area of Potential Effects (APE) described in the submitted materials. It is not applicable to any other portion of the project property. Should the project design be changed OPRHP recommends further consultation with this office.

If this project will involve state or federal permitting, funding or licensing, it may require additional review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

If you have any questions please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit  
Phone: 518-268-2175  
e-mail: [philip.perazio@parks.ny.gov](mailto:philip.perazio@parks.ny.gov)

via email only

cc: James Dillin, Land Surveyor

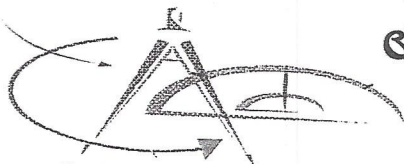
---

### Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • [www.nysparks.com](http://www.nysparks.com)

# 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

May 3, 2017

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

Re: Castle Zipline

Dear Chairman Serotta,

**PROJECT:**

Name: Castle Zipline

**Comments:**

1. Show larger scale detail of zipline pole to building.
2. Make sure any cable anchors do not interfere with adjacent property.
3. Note any Village approvals on plans.
4. Review NYSDOT letter.
5. Board comments.

Action:  
Coordinated review.

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: Alexa Burchianti