



# FUSCO ENGINEERING & LAND SURVEYING, P.C.

*Consulting Engineers*

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March 12, 2015

Paul M. Service  
Equity Homes of NY  
PO Box 94  
Port Jervis, New York 12771

Re: Ashford Estates Subdivision  
Town of Chester  
Orange County, New York

Dear Mr. Service,

In accordance with the meeting we held, I wish to memorialize the open issues for this project. Upon receipt of this, please advise of any questions you may have.

## OPEN ITEMS:

1. Notice of Intent to be filed with NYSDEC for Stormwater Discharges Associated with Construction Activity under SPDES and General Permit and SPDES permit submitted to Town Engineer.
2. Complete revisions for drainage district.
3. Have health department notes (conditions) placed on plan.
4. Verification of Dedication of property promised to Town of Chester.
5. Deeds of dedication and title for road will need to be updated at time of acceptance.
6. Payment of \$2,000/lot for each new lot created by the subdivision in lieu of dedication of such required parkland to the Town before the Chairman shall affix his signature to the final subdivision plat.
7. Submission of a color scheme for each house satisfactory to the Planning Board.
8. The public improvement estimate has been established at \$1,902,597.00 (enclosed). If a cash bond or letter of credit is acceptable to the Town Attorney and is posted, building permits could be issued. Alternatively, the developer could perform as much work on the public improvements as he wants and the bond amount would be reduced accordingly.
9. A deposit of a \$200,000 cash (or letter of credit) restoration bond, in accordance with the approval of the Town Attorney.

10. A deposit of \$20,000 escrow account for inspections by the Town Engineer. The budget number is \$98,410. When the \$20,000 initial escrow is reduced to \$8,000, another \$20,000 shall be deposited, etc. until project is completed.
11. Project Engineer (registered P.E. in New York State) is to certify completion of project in accordance with plans and submitted as-builts with monumentation.
12. Stormwater reports submitted to Town Engineer monthly. New York State P.E. to inspect SWPPP plan, inspect weekly and upon occurrence of 1" or more of precipitation in 24 hours.
13. Pre-construction meeting with Town Officials prior to any construction.
14. Developer's responsible for 3<sup>rd</sup> party inspection, i.e. concrete breaks, compaction, etc.
15. Upon completion and dedication of roads, the developer is to deposit a 10% Maintenance Bond based on the total project estimate for a minimum of 2 years, unless mutually extended in a form suitable to the Town Attorney.
16. The above is to be memorialized in a Developer's Agreement after approval by the Town 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: Alex Jamieson, Supervisor  
Linda Zappala, Town Clerk  
Scott Bonacic, Esq., Town Attorney  
Donald Serotta, Planning Board Chairman  
Joseph Mlcoch, Building Inspector  
Anthony LaSpina, Highway Superintendent  
Dave Donovan, Planning Board Attorney