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April 14, 2015

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

Re: Primo Sports Complex
Orange County, New York

Dear Chairman Serotta,

We have reviewed the project submittals and offer the following:

Project:	Primo Sports Complex
Zone:	SR-1 (Suburban Residential)
Classification:	Annual Membership Club providing outdoor recreation
Acreage:	25.8 Acres
Variance:	ZBA 50 acres to 25.8
Material Reviewed:	Preliminary Site Plan (Pages 1/16) Fellenzer Engineering LLP Revised 4/1/15
	SWPPP with date dated 4/1/15
	Engineer's Report dated 4/1/15
	Cover letter from Fellenzer Engineering dated 4/1/15
	Orange County Planning Dept. 239GML Review
	NYSDOT lead agency letter

Comments:

1. Include copy of variance on plan.
2. Stamped plans by surveyor and engineer.
3. Identify curbing off Tetz and in parking area; show radii and label sidewalks and show detail.
4. Show knox box for emergency access.
5. Identify variable ROW.
6. Landscape plan approval by Town Landscape/Architecture Professional.

7. Show end section for guide rail.

8. NYSDOT requests Traffic Impact Study (see enclosed correspondence).

9. Orange County Planning Dept. had comments regarding lighting; applicant to address concerns (i.e. plantings, on Route 94 – Engineer to look at shielding). We need light pole foundations shown.

10. Need SPEDES permits for stormwater and sanitary waste.

11. Need Orange County Dept. of Health water supply approval.

12. Commitment to be on plan for $10,000 cash bond to be held in escrow until NYSDOT ROW work is done for turning lane into Tetz Road.

13. Escrow accounts to be set up for required inspections.

14. SWPPP monthly reports to Town Engineer for MS4 reporting.

15. Pave cul-de-sac for emergency entrance.

16. Board comments.

Action:
1. Public Hearing remain open or close
2. SEQRA review

Please advise if you have any questions.

Very truly yours,

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