

FUSCO ENGINEERING

& LAND SURVEYING, P.C.

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March 31, 2015

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

Re: Btss Holdings & Omac Realty Associates
Trout Brook Road

Dear Mr. Serotta and Planning Board Members,

We have reviewed the file offer the following:

Project: Btss Holdings & Omac Realty Associates Subdivision dated March 27, 2015
Zone: SR-2 & AR-3 Districts
Acres: 156.5 acres
SBL: Section 15, Block 1, Lot 27

Project Description: This project is a 3 lot subdivision of Camp Monroe located on Trout Brook Road.

The following items are listed to assist the applicant in completing your submission to the Planning Board. Please note that this is only a guide, as the plan progresses other items may be listed in future meetings. If you need further assistance please contact this office.

Comments: We have reviewed the subdivision plan and offer the following comments for planning board review.

1. The subdivision map should show all improvements to the property.
2. For a lot to be created in the AR-3 Zone the lot is required to have 250 of frontage on a Town Road, this lot appears to be landlocked.
3. The applicant should present the board with a overall sketch of potential subdivision.
4. As the subdivision progresses the mapping should show topography, steep slopes, wetlands, soils lines and types, existing wells, septic disposal systems, etc. they are required per subdivision regulations.

5. The letter from Tim Miller Associates briefly touches upon that the property could be subdivided into a cluster subdivision preserving open space, this is a option and we would strongly urge that a yield plan is presented to the board prior to approval of this three lot subdivision so that this can be evaluated fully.

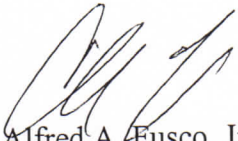
This concludes our review at this time.

Action:

1. 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/sdb