

FUSCO ENGINEERING

& LAND SURVEYING, P.C.

Consulting Engineers

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September 1, 2015

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

Re: Wild Haven Estates
408 Bull Mine Road
Section 5, Block 1, Lot 26.3

Dear Chairman Serotta,

PROJECT:

Name: Wild Haven Estates
Acreage: 41.40 Acres
SBL: 5-1-26.3
Request: Lot Line Change
Zone: AR3
Material Reviewed: Plan prepared by Dennis A. Dillon, PLS
Our File Number: CH-094

We have reviewed the submission prepared by Dennis A. Dillon, PLS and offer the following comments:

1. The previous plan shows 8 proposed residential lots.
2. The new plan now shows 7 proposed residential lots.
3. Lot #7 on the previously submitted plan, now known as Lot #6 on the new plan now has access to the proposed cul-de-sac and Bull Mine Road. The proposed road frontage on the proposed cul-de-sac is 25.79 feet.
4. The drawing index refers to this sheet as 1 of 7, however this sheet is referenced as sheet 1 of 1 please clarify.
5. The previous plan indicates 8 pages total, this plan references 7 pages total, please clarify.
6. A phasing plan was discussed but not shown on this submission.

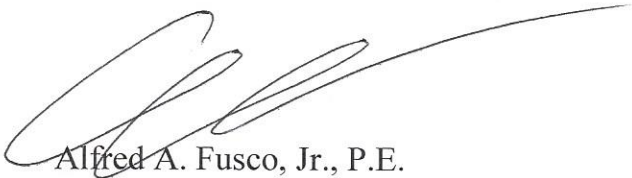
7. The Highway Department has concerns we agree with their comments, copy enclosed.
8. Note should be added to the plan to clear shoulder on Bull Mine Road and rebuild the stonewall adjacent to the cemetery.
9. Board comments.

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/jh

Cc: Planning Board Attorney
Town Attorney
Supervisor
Highway Superintendent
Town Clerk
Building Inspector

Supervisor-

Alex Jamieson

Town Board-

H. Jerry Murray
Cynthia Smith
Robert Valentine
Linda Ranni

Town Justice-

Janet M. Haislip
Sharon Worthy-Spiegl

TOWN OF CHESTER

HIGHWAY DEPARTMENT

77 Laroe Rd.
Chester, NY 10918

Tel: (845) 469-4101

Fax: (845) 469-7591

Town Clerk-

Linda Zappala

Highway Supt-

Anthony La Spina

Receiver of Taxes-

Vincent A. Maniscalco

Building Inspector-

Joseph J. Mlcoch

Assessor-

Chief of Police-

Daniel J. Doellinger

September 1, 2015

Mr. Don Serotta
Planning Board Chairman
Town of Chester Planning Board

Re: Wild Haven Estates – off of Bull Mill Rd.

Dear Don:

Please discuss the following comments/concerns with the developer or property owner regarding the above referenced project at their next meeting.

- Curbs are not required in this sub-division. It is a small rural area, and I feel installing curbs will take away from the scenery.
- Confirm that the cul-de-sac is 100 feet. This is the necessary space needed for plow vehicles and emergency personnel.
- Trees or shrubbery will not be permitted in the Town right-of-way. Trees and bushes should be planted beyond the 25 foot area from the center line of the road onto the property on both sides of the road.
- A driveway opening for the model home on Bull Mill Rd. must be obtained. A non-refundable \$50.00 fee and a refundable \$1,000 cash restoration bond will be required.
- A \$20,000 bond should be put in place for the intersection of Bull Mill Rd. and entrance of the sub-division.
- I am attaching a specification for geotextile fabric. I would like to see that used as a part of the base foundation followed by 12 inches of NYS approved Item #4, and then 3" of asphalt binder finished with 2 inches of NYS approved topcoat blacktop.

I appreciate your time and attention to these concerns. If you have any questions, or need to discuss this further, please call.

Best wishes,



Anthony LaSpina

Town of Chester Highway Superintendent

Enclosure: Geotextile spec.

AL; dt

A. After the fine grade and all curbs have been constructed to the satisfaction of the Commissioner of Public Works, the developer shall furnish and place a foundation course of approved run-of-bank gravel, crusher-run stone or crusher-run gravel to the depths as called for in these specifications. In order that the foundation course does not become contaminated with fine subgrade soil particles over time, a geotextile filter fabric shall be installed over the fine graded subgrade just prior to placement of the foundation course materials.

- (1) The geotextile filter fabric shall generally be of the nonwoven type and shall be made of fibers consisting of long-chain synthetic polymers, composed of at least 85% by weight of polyolefins, polyesters or polyamids. Material properties shall be as follows:

Test Property	ASTM Method	Requirement
Tensile strength (lbs.)	D 4632	180+
Elongation (%)	D 4632	50+
Seam strength (lbs.)	D 4632	160+
Puncture strength (lbs.)	D 4833	85+
Trapezoid tear (lbs.)	D 4533	70+
Permittivity (1/sec.)	D 4491	.02+
Apparent opening size	D 4751	80+
Ultraviolet degradation (percent retained strength at 500 hrs.)	D 4355	70+

- (2) The material shall be stored and installed in accordance with the manufacturer's written recommendations taking care not to damage or displace the fabric during installation of the foundation course.

B. All materials acceptable for this foundation course shall be hard, durable and sound and shall be well-graded from coarse to fine. Only materials conforming with the current NYSDOT Specification Section 304 — Subbase Course shall be utilized for construction of the foundation course.

C. The materials shall be placed on the finished subgrade and geotextile by means of mechanical spreaders, taking sufficient care not to damage the geotextile, and shall be thoroughly compacted by rolling with a self-propelled ten-ton roller. After compaction, the course shall be true to grade and cross sections, and any depressions shall be eliminated by the use of additional granular materials thoroughly rolled in place. In all cases, the foundation course must be so thoroughly compacted that it will not weave under the roller. Just prior to paving, the owner/developer shall arrange for the foundation course to be proofrolled with a loaded tandem dump truck in the presence of the town's inspector, and any soft or unstable areas shall be stabilized before paving.