



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

February 10, 2014

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

Re: Gibson Hill Estates, Lot 13
Sugar Loaf Trails, Inc

Dear Mr. Serotta and Planning Board Members,

We have reviewed the file offer the following:

Project: Gibson Hill Estates, Lot 13, Realty Subdivision
Zone: AR-.3 District
Acres: 3.06 acres
SBL: 15-3-23.1

Project Description: This subdivision is of a Lot 13 of the Gibson Hill Subdivision that was "not for building purposes" during the original subdivision. The subdivision plan has now gone through an Orange County Health Department review and has received approval.

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 proposed dwelling appears on the one hundred foot front yard setback, we would asked that the proposed dwelling be moved back from the setback line so that roof overhangs, soffits and gutters will be behind the setback.
2. We would like to ask the board to review 83-24 (4) Watercourses. No structures or buildings shall be erected within 100 feet of the high-water mark of a stream. There shall be no site disturbance within 50 feet of the high-water mark of a stream. The proposed dwelling and driveway appear to be within this setback.

3. The subdivision plan indicates that the soil type is SxD type soils (020DE per Chester Soil Survey), this soil is Group XII, septic systems and buildings are not allowed within this group nor does it appear that modifications of the soil type is allowed, however since they appear to have OCHD approval the board could take that into consideration.
4. Provide a driveway profile, with a -2% for the first 25 feet of the driveway, with a maximum slope of 10% allowed.
5. On the New York State Dept. of Conservation Environmental Mapper the site is located in an archeological sensitive area.
6. Topography data to extend 100' beyond boundaries of the parcel.
7. Show the stream crossing Beverly Road and the culvert size.
8. Per subdivision check list number 35 the applicant is to show all dwellings within 200 feet of the lot lines. If there are no dwellings within 200 feet of the lot line then provide a note stating that there are no dwellings within 200 feet of the lot line.
10. Provide a note to call before you dig.
11. The class "C" stream that is located on this property falls under the jurisdiction of the NYS DEC and the Army Corp of Engineers we would ask that both agencies review the subdivision plans and sign off that no wetlands exist on this site.
12. It appears that the corners of the expansion area falls within the 100 foot stream setback area, we would ask that the expansion area to be moved slightly.
13. The width of Beverly Road should be shown on the plans.
14. A legend should be shown on Sheet 1.
15. Provide a Erosion Control Stormwater Plan in conformance with requirements for MS4 communities.
16. Under 83-23 (F) the applicant should provide a stormwater easement or drainage right-of-way. Applicant to show both sides of the stream on the sheet 1 and sheet 2.
17. Silt fence shall run parallel to contours, not across slopes.
18. Runoff from the new building site should be detained and treated prior to reaching the stream.
19. Provide a limits and area of disturbance on the site plan. If the disturbance exceeds one acre then a SWPPP will be required.
20. Show the flow direction of the stream.
21. Show the location of utilities on Beverly Road.

22. It appears that the property line of the adjoiners located on the southwesterly side of Beverly Road is in the road line, we would ask that this line is removed from the plat.
23. Please add the Town of Chester notes on the relocation of dwellings, (83-22. Lots (N).
24. We would ask that the Town Planning Board attorney investigate the designation of "not for building purposes" on the original subdivision plans and if this requires any additional burden on the applicant.

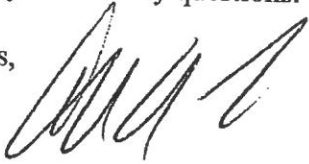
This concludes our review at this time.

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/cam