

# FUSCO ENGINEERING & LAND SURVEYING, P.C.

*Consulting Engineers*

*Alfred A. Fusco, Jr., P.E., Principal*

*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

October 2, 2017

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  
Material Reviewed: New plan, archaeological, wetland and review letter for David Getz

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.

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

1. 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.
2. On the New York State Dept. of Conservation Environmental Mapper the site is located in an archeological sensitive area. Archaeological Phase I was done and seems adequate, however need SHPO signoff.
3. 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

regarding wetlands on or adjacent to this site. We got consultant report, need NYSDEC and ACOE also regarding endangered species and changes to wetland on or off site.

4. 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. Mr. Getz states that no additional information is needed based on the 2014 meeting. I don't have that recollection but I will discuss with Planning Board Attorney.

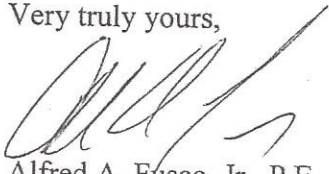
This concludes our review at this time.

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

cc: Alexa Burchianti

Dave Donovan