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November 30, 2021

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

Re: Greycourt Road Solar
190 Greycourt Road
Town of Chester, Orange County, New York
Our File #CH-211

Dear Chairman Serotta,

We have reviewed the application package, long form EAF and plans for the above mentioned plan and offer the following:

Project:	Site Plan for Greycourt Road Solar
Zone:	OP Zone
Acreage:	22.9 Ac (691,229 SF)
SBL:	3-1-72
Material:	New application, Long Form EAF, Site Plan

Comments:

1. A landscaping plan is required. Buffer landscaping will be necessary for exposed areas to commercial traffic.

2. The plans do not clearly label the existing wetlands. It appears that there is construction proposed within wetland areas.

3. A Stormwater Pollution Prevention Plan is currently under review. The plans should clearly note the total area of disturbance. Also, there needs to be a SWPPP plan included with the site plan which incorporates all the items discussed in the SWPPP report.

4. It appears based upon the LoD (limits of disturbance shown) that a full SWPPP is required.

5. A visual analysis should be provided to address visual impacts to all adjoining areas as well as areas determined to be of significant visual impact by the planning board.

6. Provide letter of no impact from SHPO.

7. Provide a profile for the driveway with drainage proposed drainage improvements as necessary.

8. Provide suitable erosion and sediment control details on the plans.

9. Provide a driveway cross section detail.

10. Provide slope stabilization details on plans for steep slope disturbance.

11. The EAF indicates approvals required from NYSDAM and NYSDEC. The EAF should elaborate. Also, site plan approval and special use permit is required from the Town of Chester.

12. The decommissioning plan should be reviewed by the Planning Board. Also, a decommissioning bond is recommended to assure compliance.

13. Provide sufficient detail to the Planning Board regarding the site contamination listed in the long form EAF.

Action:

1. 239GML
2. Public hearing.

Please advise if you have any questions.

Very truly yours,

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