

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

March 25, 2019

Town of Chester
1786 Kings Highway
Chester, NY, 10918

Re: Simon Osteicher
3 Lot Subdivison
1251 Kings Highway
Our File #CH-153

Dear Chairman Serotta,

We have reviewed the recent submission and offer the following:

PROJECT:

Name: Osteicher 3 Lot Subdivision – 2 warehouse/wholesale buildings
SBL: 17-1-99.221
Acres: 38.89 Acres
Zone: IP
Material: Arden Consulting Plans 3/15/19 - SWPPP

COMMENTS:

1. Wetland delineated with JD from NYSDEC pending.
2. Shadow parking shown for 2 lots as requested. Add note: shadow parking to be constructed as directed by Town Engineer.
3. Show stabilized construction entrances on site plan; detail is shown.
4. Need surveyor's certification and subdivision fileable plan.
5. SWPPP:
 - a. The NOI must be signed by both applicants.
 - b. The NOI notes that the soils are B and D soils, but the calculations appear to be based upon an HSG of C soils. Please clarify.
 - c. Due to the proximity for the NYSDEC State Wetlands to the proposed development, the wetland validation certification must be provided by the NYSDEC.
 - d. The applicant is proposing infiltration ponds for stormwater treatment. Infiltration testing is required to verify the acceptability of the soils for infiltration purposes.
 - e. Green infrastructure calculations should be provided in the SWPPP to verify that the minimum RRv has been met.

- f. Regarding Building #1, the FFE is 514.5 but existing grade is 490 (24-foot fill). It appears the SWPPP needs to show either a retaining wall or a stabilized slope necessary to meet these grades.
 - g. The SWPPP should provide a calculation for both ponds to assure that the proposed sediment basins are sized to meet the minimum 3600 CF per acre of site disturbance.
 - h. Regarding the erosion and sediment plan, provide topsoil/spoil stockpile locations as required.
 - i. Stabilized construction entrances need to be indicated in the plan view.
 - j. It appears that diversion swales with stone check dams may be necessary at certain locations to assure that sediment laden run-off will actually drain to proposed sediment control structures.
 - k. 4.75 inches of rainfall for a 10-year storm seems to be relatively low of this area. Please comment.
 - l. Since both site plans are cumulative to one parcel, a note should be added to the plans that only one site can be built at a time; thereby complying with the maximum 5-acre site disturbance requirement (at any point in time).\
6. We need a Long Form EAF, DEC mapper (enclosed) shows endangered threatened species – “Bog Turtle”. Therefore, we need a study and DEC sign off.
 7. Mapper also shows archeological sites; so we need SHPO sign off.
 8. Landscape upgrade.
 9. Escrow account recommended for erosion, sedimentation and SWPPP inspections.
 10. Board comments.

Action:

239 GML

Set Public Hearing.

Please advise if you have any questions.

Very truly yours,



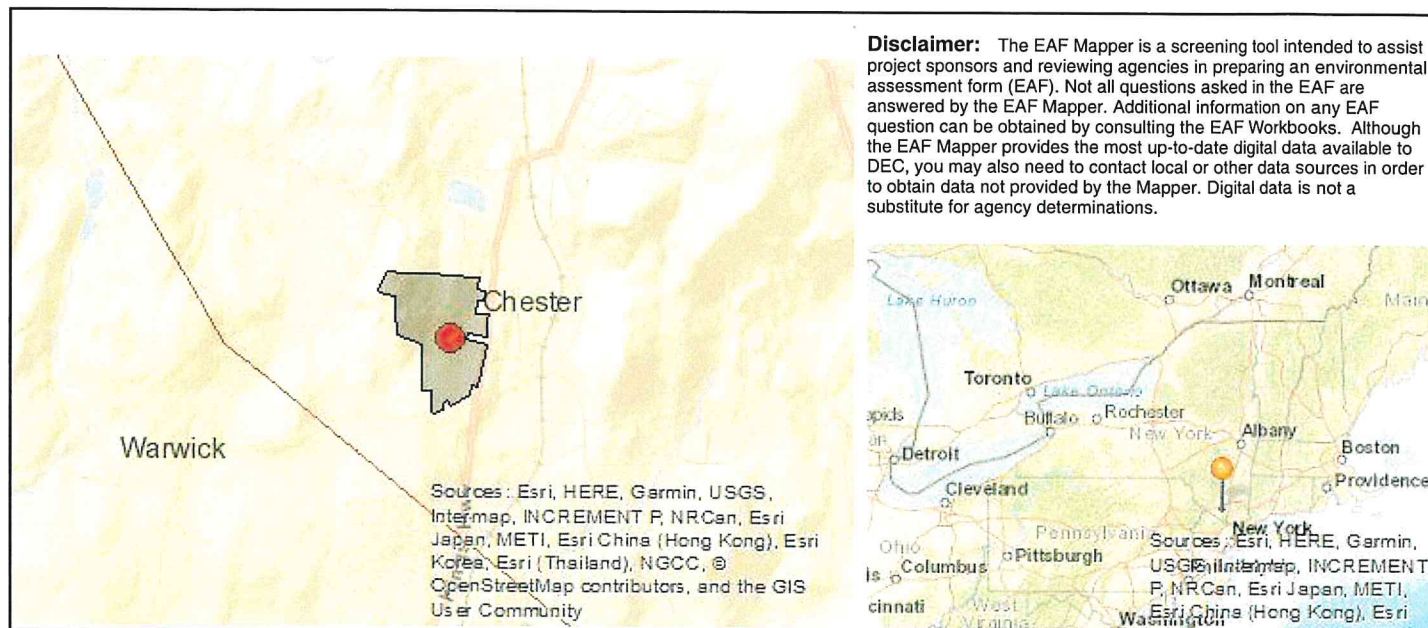
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Fusco Engineering

& Land Surveying, P.C.

AAF/cam

Cc: Alexa Burchianti



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-195
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.i. [Aquifers]	Yes
E.2.i. [Aquifer Names]	Principal Aquifer, Sole Source Aquifer Names:Northwest NJ 15 Basin SSA
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bog Turtle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ORAN002
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No