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December 2, 2020

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

Re: O'reilly Subdivision (AKA Ridge Road Subdivision)
Ridge Road, Town of Chester
Our File #CH-121

Dear Chairman Serotta,

We have reviewed the conceptual plans for the above noted plan and offer the following:

Project:	4 Lot Subdivision on Ridge Road
Zone:	SR-1 Zone
Acreage:	22.2 Ac
SBL:	17-1-99.21
Material:	Subdivision plan – Roth 11/18/20

Comments: (Comments are conceptual; detailed plans to be submitted)

1. Regarding the long form EAF, it indicates that there are potential for endangered species. Identify the species and provide mitigation measures, if necessary, as per NYSDEC mandates.
2. All lots appear to meet the minimum requirements of the SR-1 Zone of the Town of Chester.
3. Soils testing for each individual lot must be witnessed since this application is no longer for health department approval. Contact this office to schedule an appointment.
4. Street trees to be installed outside of ROW.
5. Submit plans to Highway Superintendent for review of all driveways on Ridge Road.
6. The plans show an offer of dedication within 25 feet of the centerline of Ridge Road. The legal dedication documents should be submitted and executed as a condition of approval.
7. Board comments.

Action:

1. 239GML
2. Intent to be Lead Agency under SEQRA.

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: Julie Tiller