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August 3, 2020

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

Re: Ridge Road Equities
Our File #CH-121

Dear Chairman Serotta,

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

Project: 10 Lot Subdivision on Ridge Road
Zone: SR-1 Zone
Acreage: 22.2 Ac
SBL: 17-1-99.21
Material: Conceptual Subdivision plan

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

1. All lots appear to meet the minimum requirements of the SR-1 Zone of the Town of Chester.
2. Provide the surveyor's certification and stamp and signature on all future submittals as well as the engineer's stamp and signature.
3. Soils testing for each individual lot must be completed. The location of the SDS 's appear to meet the minimum required separations. The project will require approval from the Orange County Department of Health. Detailed designs of each SDS must be included on the plans.
4. Approval from the OCDPW is required for Lot 6. We cannot refer the plan to the OCPD and OCDPW until the SWPPP has been prepared.

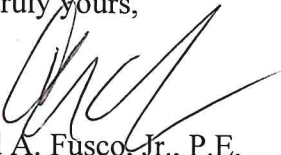
5. A full SWPPP is required since the total area of disturbance exceeds 5 acres. Storm water attenuation and green infrastructure design must be incorporated into the SWPPP.
6. Provide all adjoining well and septic system locations on the plans.
7. Calculations for sizing all driveway culverts should be provided to verify adequacy of design.
8. Submit plans to the highway supt. for review of all driveways on Ridge Road. Provide the speed limit on the plans to verify adequacy of proposed sight distances.
9. An offer of dedication must be provided on the plans for all lands within 25 feet of the centerline of Ridge Road.
10. Project is in 98-26 Ridgeline Overlay District. Line of sight analysis has been submitted. Planning Board to address the adequacy of the submittal for the Ridge Preservation Overlay District.
11. Board comments.

Action:

1. Pleasure of the Board.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
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& Land Surveying, P.C.
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