

FUSCO ENGINEERING & LAND SURVEYING, P.C.

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September 30, 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

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. The EAF should include the NYSDEC stormwater SPDES permit as a necessary approval. Provide a basic SWPPP since total site disturbance exceeds 1 acre (Full SWPPP not required).
3. All Lots appear to meet the minimum requirements of the SR-1 Zone of the Town of Chester.
4. Provide the surveyor's certification and stamp and signature on all future submittals as well as the engineer's stamp and signature. (2nd request).
5. 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.

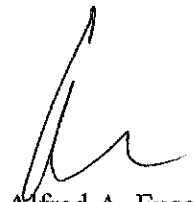
6. Approval from the OCPDW is required for Lot 10. We cannot refer the plan to the OCPDW until the SWPPP has been prepared.
7. Details refer to lot 6 and there is only 4 lots.
8. Provide all adjoining well and septic system locations on the plans or note there is none.
9. Calculations for sizing all driveway culverts should be provided to verify adequacy of design. HDPE is preferred in lieu of steel.
10. Submit plans to the highway supt. for review of all driveways on Ridge Road.
11. 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.
12. 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.
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AAF/cam