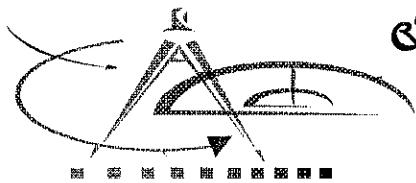


# FUSCO ENGINEERING & LAND SURVEYING, P.C.



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July 28, 2015

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

Re: RI Suresky & Sons Inc.  
Orange County, New York

Dear Chairman Serotta,

We have reviewed the application package for the above noted plan and offer the following:

Project: Vehicle Storage and Prep  
Zone: IP  
Acreage: 15.87 Ac (691,229 SF)  
SBL: 6-1-70.12  
Material Reviewed: SWPPP Report (July 2015)  
Plans dated 7/22/15  
Engineering Report

## Comments:

1. Arrange joint soils inspection. Show all septic elevations, dimension separations from septic.
2. Supply me with completed Long Form EAF.
3. 239 GML review required.
4. Show pavement connection detail to existing pavement.
5. Show building elevation and colors.
6. Show snow storage and area.
7. Draft stormwater maintenance agreement.
8. Site improvements to be inspected by Town Engineer.
9. Identify hours of operation.
10. Detail security vs fencing as discussed at last meeting.
11. Show wetland disturbance W1. Show wetland disturbance and indicate permit to be secured.
12. Identify curbing; detail curbing.


13. Note to get highway permit bond for \$10,000.
14. Based upon DEC design standards, it appears that the design flow for the 12,500 SF retail building should be larger than 1,000 gpd. It appears that a subsurface SPDES permit is required.
15. The plans should specify the total number of employees on site.
16. Due to the elevation of the septic system in proximity to wetlands, as well as the longer percolation rates, soils testing witnessing should be performed. Please contact out office to schedule a joint site inspection.
17. Plans must be signed and stamped by the design professional.
18. The formal NOI should be signed and submitted.
19. The SWPPP must include a phasing plan. There is over nine (9) acres of site disturbance. The phasing plan will assure no more than 5 acres of site disturbance at one time.
20. The sequence of construction notes/specifications should be included on the plans.
21. There are a number of details for the SWPPP, including soil stockpiling, porous pavement, preservation/conservation areas, etc., which could not be identified on the plans.
22. Show all wells within 200 feet of the proposed septic system or note that there are none.
23. It appears that an Army Corp of Engineers wetlands disturbance permit is required as the total area of disturbance exceeds 0.1 acres of federal wetlands.
24. It appears that a retaining wall is necessary at the ES culvert at the invert 509.88 and the finished surface grade adjacent to this location if 516+/-.
25. Regarding the storm water calculations in the SWPPP, peak hydrograph charts, including peak discharge flow and peak elevation, could not be found for the 10 and 100 year storms for ponds B1 and C2.
26. More landscaping should be provided around the main building including shrubs and island landscaping.
27. The lighting plan needs to be included in the site plan set to be adequately reviewed.
28. Board comments.

Action:

1. Lead Agency.
2. 239 GML Notification.

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: Alex Jamieson, Supervisor  
Town Board  
Anthony LaSpina, Highway Superintendent  
Town Attorney  
Board Attorney  
Joseph Mlcoch, Building Inspector  
Linda Zappala, Town Clerk