

# ***Michael J. Calise, P.E. P.C. & Associates***

Civil Engineering and Land Planning Consultants  
41 East Nauraushaun Avenue  
Pearl River, New York 10965  
Phone (845) 629-3743

February 2, 2024

Fusco Engineering & Land Surveying, P.C.  
233 East Main Street  
Middletown, New York 10940

**Via email**

Regarding: 10 Roanoke Subdivision  
10 Roanoke Avenue  
Monroe, New York 10950  
Tax Map Number – Section 211, Block 4, Lot 23  
MJC Job No.: 2405  
Fusco Job#: SBG-151  
Subject: Revised Project Plans

Mr. Fusco,

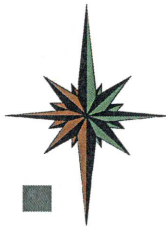
In connection with the above-noted matter, a set of project drawings is attached for review. The drawings have been revised in accordance with your office's review letter dated January 18, 2024 (attached) as follows:

1. Attached for your use is a copy of the certificated survey, additionally a subdivision plat for your review.
2. Comment noted, final plans will be endorsed as requested.
3. Comment noted.
4. Comment noted, location of water, sewer and drainage presented on Utility Plan for your review.
5. Comment noted.
6. Comment noted, erosion control plan included in this submission for your review.
7. Comment noted, a complete submission is being made including all requested items.
8. Comment noted, bulk table added as requested. Table based on generic houses and not actual architectural plans.

If any clarifications are needed or if there are any questions, or comments on this matter, please do not hesitate to call me directly at (845) 629-3743.

Very sincerely yours,  
Michael J. Calise, P.E., P.C. & Associates

Michael J. Calise, P.E.



*Consulting Engineers*

*Alfred A. Fusco, Jr.*  
*P.E. Principal*

*Alfred A. Fusco, III*  
*General Manager*

January 18, 2024

Solomon Weiss, Planning Board Chairman  
Village of South Blooming Grove  
811 Route 208  
Monroe, New York 10950

RE: 10 Roanoke Drive  
SBL 211-4-23  
Our File #SBG-151

Dear Chairman Weiss,

We have reviewed the EAF submitted. The following are comments from our November 16, 2023 letter:

1. Provide a boundary and topographic survey certified by a New York State Licensed Land Surveyor.
2. The plan must be signed and stamped by a New York State Licensed Engineer.
3. The turnaround provided is adequate for vehicles to back up.
4. The location of the water, sewer and drainage is required.
5. Show a dedication of 25 feet from the centerline of Mangan Road to The Village of South Blooming Grove Highway Department.
6. Provide an erosion and sedimentation control plan, including but not limited to stabilized construction entrance, silt fence, etc.
7. Please submit a revised site plan, including subdivision plat for our review. A demolition plan should also be included with the project.
8. Provide a bulk table with zoning requirements and provided for each lot.
9. Provide details as necessary.
10. Board comments.

233 East Main Street  
Middletown, NY 10940  
(845)344-5863



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Action: None.

This is not a complete review. As the site plan is developed and additional information is provided, additional comments will be provided.

Please advise if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alfred A. Fusco, Jr.", written over a large, light-colored scribble or background mark.

Alfred A. Fusco, Jr., P.E.

FUSCO ENGINEERING &

LAND SURVEYING, D. P. C.

Cc: Tom Shepstone

Kerry Dougherty, Village Clerk

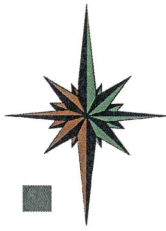
Joel Stern

Isaac Ekstein

Mark Mazan

Alfred A. Fusco, Jr., P.E.

Todd Maurizzio



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Cc: Tom Shepstone

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