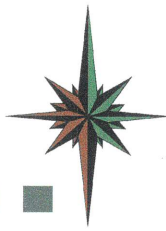


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Consulting Engineers

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

Alfred A. Fusco, III
General Manager

June 14, 2023

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

RE: Prospect Gardens
SBL 201-1-5, 6, 7 and 202-1-3,4,5
Our File #SBG-116

Dear Chairman Weiss,

We have reviewed the material submitted on 6/13/23 including Site Analysis Map, Traffic Study, Archeological Study and Endangered Species Study, and Draft Freshwater Map. We have not completed reviewed all material due to the recent submittal but have the following comments at this time (in addition to all previous reviews from my office):

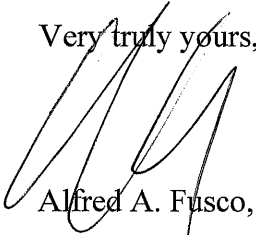
1. Site Analysis: We would request cumulative data on open space vs total land involved as well as a write-up on the conservation area of open space and how it is suggested to be handled.
2. Traffic Study: Preliminary review recommended project participation in turning lanes on Route 208 which is appreciated; however, we believe the access roads from Route 208 to the project also requires substantial improvements and the project should be required to participate along with other development currently planned for this area and potential developments.
3. The Archeological SHPO report appears adequate as submitted.
4. The endangered species may need additional review as per the consultant's calculations on small whorled pogonia.

5. A jurisdictional determination from NYSDEC is pending.

We also have discussed with the applicant's representative to start clearing, with hand tools, the tree litter left on the property. We have both approached regulation agencies and they no longer give SPEDES permits for clearing. It must be the full SWPPP which is pending.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
FUSCO ENGINEERING &
LAND SURVEYING, D. P.C.

Cc: Tom Shepstone
Kerry Dougherty, Village Clerk
Joel Stern
Isaac Ekstein
Alexa Burchianti
Yuri Badovich
Daniel Kraushaar