



- 233 East Main Street
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Port Jervis, NY 12771
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May 4, 2023

Kirk Rother, P.E.
5 Saint Stephens Lane
Warwick, NY 10990

RE: Prospect Gardens
Sketch Plan
Our File #SBG-116

Dear Kirk Rother, P.E.,

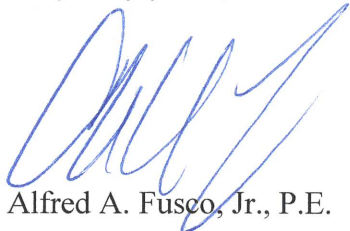
I've enclosed my initial review for the proposed project and wanted to add a few other items now that the project has been moving forward.

1. Information for onsite water system to be provided.
2. Information for onsite sewer system to be provided.
3. Overall parcel mapping with open space area indicated and proposed open space regulations and your land conservation analysis as per §235-14.1(2).
4. Provide an erosion and sedimentation plan.
5. Sign off from SHPO is required.
6. Provide offsite improvements if proposed.
7. Parkland and park facilities or agreement for offsite contribution to parkland fund.

8. Please provide progress plans even if not complete to keep us in the loop.

Please advise if you have questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Alfred A. Fusco, Jr.', is positioned above the printed name.

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

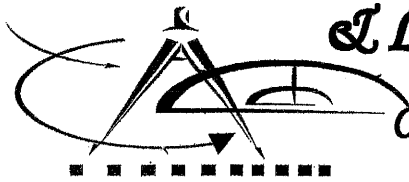
FUSCO ENGINEERING &
LAND SURVEYING, D.P.C.

Cc: Tom Shepstone
Kerry Dougherty
Issac Ekstein
Joel Stern
Alexa Burchianti
Wes Coleman
Alfred A. Fusco, Jr., P.E.
Chairman Solomon Weiss

Enc: Previous Review Dated march 13, 2023

FUSCO ENGINEERING

LAND SURVEYING, D.P.C.



Consulting Engineers

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

Alfred A. Fusco, III, General Manager

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March 13, 2023

Chairperson Solomon Weiss
Village of South Blooming Grove
Planning Board
PO Box 295
Blooming Grove, New York 10914

RE: Prospect Gardens
Sketch Plan
Our File #SBG-116

Dear Chairperson Weiss,

We have reviewed the submittal for the above noted sketch plan review and offer the following comments:

1. To better evaluate the site, a map of the entire parcel is to be prepared and to include topography, wetlands, floodways, steep slopes, etc. and certified survey.
2. The project will require a grading plan, SWPPP with NOI and NYSDEC SPDES permit.
3. Need traffic study, sight distance for access roads and also identify bus stops and shelter locations, pavements and sidewalk details.
4. Utility plan for water along with application for waterline extension to OCDOH.
5. Utility plan for sewer along with application to NYSDEC for sewer line extension.
6. OCDOH review of realty subdivision.
7. FEAF: Check E.1-b – review chart for accuracy.
8. Need lighting and landscaping plan. Lighting downward facing. Give lighting cut sheets.
9. Utility details along with sidewalk details (ADA).
10. Garbage enclosures along with screening.
11. Endangered species report required. Minimum: note for tree cutting – none allowed from April 1 to October 1.
12. Identify any open space proposals toward cluster development.

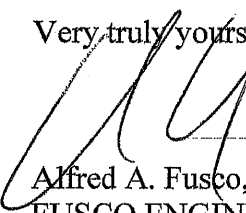
13. Many details as required for complete plans.
14. Estimate for future bond.
15. Escrow account for all inspection work and review.
16. Board comments.

Action:

Intent to be Lead Agency
239 GML after better plan provided.

Please advise if you have questions.

Very truly yours,



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

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Kerry Dougherty
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