

FUSCO

ENGINEERING &
LAND SURVEYING, D.P.C.



233 East Main Street
Middletown, NY 10940

Phone: (845)344-5863
Fax: (845)956-5865

Consulting Engineers

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

Alfred A. Fusco, III
General Manager

November 16, 2023

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

RE: 10 Mangin Road
SBL 309-3-30
Our File #SBG-154

Dear Chairman Weiss,

The project includes the subdivision of a current single-family home, to be subdivided into three (3) separate lots. We have reviewed the material submitted and offer the following preliminary comments:

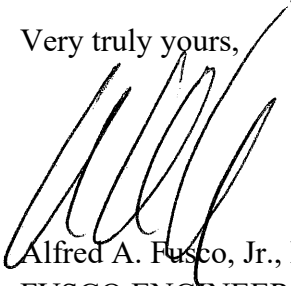
1. The EAF must be provided using the NYSDEC EAF Mapper, see the link provided.
<https://gisservices.dec.ny.gov/eafmapper/>
2. Provide a boundary and topographic survey certified by a New York State Licensed Land Surveyor.
3. The plan must be signed and stamped by a New York State Licensed Engineer.
4. The setbacks are unclear on lots one and two.
5. A tentative location of the building on each lot and showing water, sewer and drainage is required.
6. Show a dedication of 25 feet from the centerline of Mangan Road to The Village of South Blooming Grove Highway Department and include widening of the road in front of the project to try and attain a 37 foot wide road.
7. Provide an erosion and sedimentation control plan, including but not limited to stabilized construction entrance, silt fence, etc.
8. Indicate on the plan whether these are to be single-family or single-family with accessory.
9. Please submit a revised site plan, including subdivision plat for our review. A demolition plan should also be included with the project.
10. Provide details as necessary.
11. Board comments.

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,



Alfred A. Fusco, Jr., P.E.
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Cc: Tom Shepstone
Kerry Dougherty, Village Clerk
Joel Stern
Isaac Ekstein
Mark Mazan
Alfred A. Fusco, Jr., P.E.
Todd Maurizzio