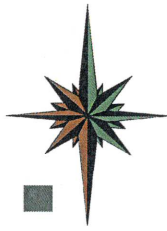


# FUSCO

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*

---

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 and 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



---

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.", is written over the typed name.

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