

FUSCO

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

Alfred A. Fusco, III
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November 16, 2023

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

RE: 4 Briar Way
SBL 209-4-15
Our File #SBG-152

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. The application for the project indicated that this is a three lot subdivision, however the map provided depicts a two lot subdivision.
3. Provide a boundary and topographic survey certified by a New York State Licensed Land Surveyor.
4. The plan must be signed and stamped by a New York State Licensed Engineer.
5. The turnaround provided is adequate for vehicles to back up.
6. A tentative location of the water, sewer and drainage is required.
7. Show a dedication of 25 feet from the centerline of Mangan Road to The Village of South Blooming Grove Highway Department.
8. Provide and erosion and sedimentation control plan, including but not limited to stabilized construction entrance, silt fence, etc.
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 a bulk table with zoning requirements and provided for each lot.
11. Provide details as necessary.

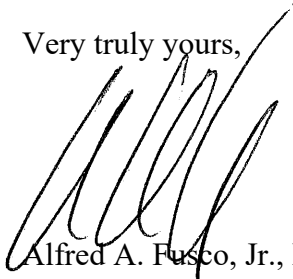
12. Board comments.

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