

FUSCO

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

Alfred A. Fusco, III
General Manager

October 25, 2023

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

RE: 71 Duell Avenue
SBL 215-3-24
Our File #SBG-140

Dear Chairman Weiss,

In reference to the above project, we have the following comments:

1. The existing acreage provided on the plan is 15,875 SF, minimum lot area is shown as 12,000 SF, therefore the lots would not meet the minimum lot size if subdivided into two separate lots.
2. The proposed lot line should be provided on the plot plan.
3. The plan must be signed and stamped by a New York State Licensed Land Surveyor and New York State Professional Engineer.
4. Provide a dedication of the right-of-way.
5. Provide details for the roadway, i.e., relocation of the catch basin, the roadway, fabric, subbase 12" Item 4, 4" binder, 2" top.
6. A sidewalk detail should 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.', written over a white background.

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

Cc: Tom Shepstone
Planning Board Members
Dan Kraushaar
Joel Stern
Isaac Ekstein
Alfred A. Fusco, Jr., P.E.