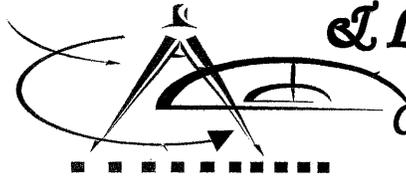


# FUSCO ENGINEERING

## & LAND SURVEYING, D.P.C.



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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.

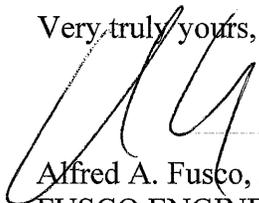
13. Many details as required for complete plans.
14. Estimate for future bond.
15. Escrow account for all inspection work and review.
16. Board comments.

Action:

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

Please advise if you have questions.

Very truly yours,



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

Cc: Tom Shepstone  
Kerry Dougherty  
Issac Ekstein  
Joel Stern  
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