



Consulting Engineers

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

Alfred A. Fusco, III
General Manager

August 30, 2023

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

RE: Prospect Gardens
SBL 201-1-5, 6, 7 and 202-1-3,4,5
Our File #SBG-116

Dear Chairman Weiss,

We have reviewed the material submitted and offer the following:

1. Part 3 EAF – Traffic includes mitigation as agreed at previous meeting toward offsite improvements including at least the recommendations in the traffic study for 208 Peddler, Prospect and Round Hill. Show traffic controls on and off site.
2. Need Engineers stamp on the wetland mapping and NYSDEC signature and stamp.
3. Show metes and bound dedication of 25' from centerline to the Village of South Blooming Grove and the lane widening width all to be in dedication agreement.
4. Show fencing around stormwater management ponds and bio- retention area.
5. Detail proposed sewer pump station off site force line and possible treatment system and OCDOH and NYSDEC approvals required.
6. Show internal landscape plan for project, we did see stormwater landscape which was adequate.
7. Keep us up to date on well testing and 72hr test results with testing of area wells for draw down needed for OCDOH and NYSDEC approvals.
8. Provide the ACOE wetland taking application and permit.
9. Consider showing some play areas or provide a deposit of \$5,500.00 per unit for parkland fees or a combination of both.
10. Provide OCDPW notes and details for the sewer unless wastewater treatment on site is proposed.
11. Show inverts into stormwater pond 5B and 6B.

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12. Detail existing culvert on Prospect near proposed conceptual pump station.
 13. Show profiles on the separation distances of water and sewer with pipe sizing and type of pipe.
 14. Show handicapped spaces and signs with no parking signs for handicap vehicles.
 15. Show parking calculations.
 16. Show crosswalks and ADA sidewalks.
 17. Cloud all changes made to the plan or clarify.
 18. Provide public improvement estimate for Bond in accordance with Article XI Planning Board 235-55G provide 6% escrow based on Bond estimate for inspection work.

SWPPP

1. Need MS4 acceptance executed.
2. Need NOI executed.
3. Preconstruction meeting prior to start of any stumping etc.
4. Stormwater agreement with the Village of South Blooming Grove.
5. Provide copy of permit (SPEDES)
6. Provide weekly SWPPP reports to the Village Engineer.

Action: SEQRA Type I action required
 Pleasure of Board

233 East Main Street
Middletown, NY 10940
(845)344-5863



Please advise if you have any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "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
Alexa Burchianti
Mark Mazan
Kirk Rother
Dan Kraushaar