

# FUSCO

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November 18, 2024

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

RE: 1-3-5 San Marcos Drive  
5 Lot Subdivision  
S.B.L – 221-2-19/221-2-20/221-2-21/  
Our File #SBG-132

Dear Chairman Weiss,

We have reviewed the plans revised September 18, 2024 and offer the following:

1. Based on the finished basement floor elevations and grading provided, it appears you are undermining the footings on all proposed dwellings. The grading should be reviewed and revised as appropriate.
2. Please verify that setbacks on proposed lot 1. There are two front yard setbacks and two side yard setbacks provided, and no rear yard. As per §235-19 Corner Lots, “A front yard shall be required on a corner lot from each street line. There shall be designated on the site plan or subdivision plan which of the remaining yards shall be the side and rear yard, respectively”. A variance may be required for the rear yard setback, we defer to the Board for a determination.

Please advise if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Alfred A. Fusco, Jr.'.

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

Cc: Tom Shepstone, VOSBG  
Todd Maurizzio, FE&LS  
Joel Stern, VOSBG  
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