

FUSCO

ENGINEERING &
LAND SURVEYING, D.P.C.



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Consulting Engineers

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

Alfred A. Fusco, III
General Manager

June 6, 2024

Solomon Weiss, Chairman Planning Board

Village of South Blooming Grove

811 NYS Route 208

Monroe, NY 10940

Project: 17-28 Pennsylvania Ave

SBL: 211-4-31.1 & 28.1

Material Reviewed: Plan prepared by Arden Consulting Engineers, PLLC dated 5/7/24

Our File: SBG-162

Dear Mr. Weiss,

We have reviewed the material submitted and offer the following comments:

1. Provide utilities.
2. Show details for water, sewer, drainage, sidewalks, lighting, etc.
3. A maintenance agreement is required.
4. Self-standing firewalls between units are required.
5. Provide sprinklers.
6. Provide backflow preventers.
7. Bond for road damage is required.

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8. Provide escrow account in the amount of \$15,000.
 9. SWPPP required.
 10. Provide a note on the plan that the road will be private.
 11. Provide striping on the cul-de-sac to maintain continuity between Pennsylvania Avenue and the private road.
 12. SEAF with DEC mapper. <https://gisservices.dec.ny.gov/eafmapper/>
 13. Board comments.

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

Dan Kraushaar

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