

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

April 22, 2025

Solomon Weiss, Planning Board Chairman
Village of South Blooming Grove
811 NYS Route 208
Monroe, NY 10940

Project: 40 Mangin Road
SBL: 210-4-1.1
Material Reviewed: Site Plan prepared by Arden Consulting Engineers, PLLC
Our File #: SBG-259

Dear Planning Board Chairman,

We have reviewed the material provided and offer the following:

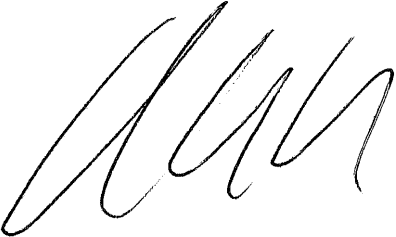
1. Site plan Planning Board application to be signed by the owner and notarized.
2. Plans to be signed and stamped by a NYS designed Professional.
3. Survey to be submitted by a NYS Licensed Surveyor.
4. Demo plans to include note all structures to be tested for asbestos and demo permit required by the Building Department.
5. Parking spaces to be 10' x 20'.
6. Buildings have fire walls or fire separation between floors for occupancies.
7. Sprinkler required for all buildings as multiple dwellings.
8. OCDOH required water main extension and recommend a minimum 8" DIP.
9. The sewer line in Mangin Road was upgraded for future use. Applicant to pay their share for this project.
10. Garbage containers are required for each building.
11. Show details connection to water, sewer and storm drainage.
12. Show lighting and landscaping.
13. Provide SWPPP, SWPPP reports to the Village Engineer weekly.
14. Bond may be required for public improvements, provide estimate.

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15. Escrow required for site and plan inspections at \$40,000.00.
 16. Construction details.
 17. Pre Construction meeting before any work.
 18. Planning Board comments.

Action : Intent to be Lead Agency only. Not ready for public hearing.

Please advise with any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
Fusco Engineering &
Land Surveying, D.P.C.

Cc: Thomas Shepstone, VOSBG
Issac Ekstein, VOSBG
Joel Stern, VOSBG
Kerry Dougherty, VOSBG
Brian Smith
Efrain Baez, FE&LS
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