

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

May 29, 2025

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

RE: Bailie Lane
SBL 219-1-1.5
Our File #SBG-247

Dear Thomas Shepstone,

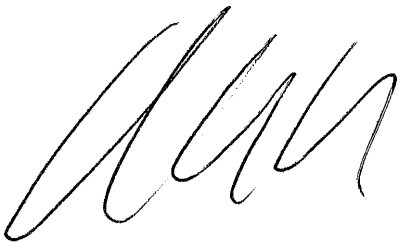
We have reviewed the application, SEAF, and Plan dated 2/18/25 by Brach & Mann and offer the following:

1. Need a certifies survey by a NYS licensed surveyor.
2. Need stamped plans by a NYS Professional Engineer or Architect.
3. Need GML submission.
4. Provide long form EAF Part I, II, III.
5. Need utility plan for water, sewer, gas, light, drainage, etc. with profiles.
6. Please provide landscape and lighting plans.
7. Need cost estimate for public improvements.
8. Need \$10,000 escrow for review. \$200,000 escrow for inspections to start.
9. Please provide details of utilities infrastructure.
10. Need play areas.
11. Provide snow storage.
12. Need SWPPP and NOI.
13. Need color renderings for all different buildings.

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14. Need to have wetland report.
 15. Provide SHPO sign off; show 100-year flood and wetland distance.
 16. Need signage and stripping plan. Parking 10x20' spaces.
 17. Need grading and elevation plans.
 18. Provide ADA parking and sidewalks.
 19. All units to have free standing firewalls and be fully sprinklered.
 20. Construction sequence.

Action is not recommended until our items are addressed.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
FUSCO ENGINEERING &
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CC: Tom Shepstone
Issac Ekstein, VOSBG
Joel Stern, VOSBG
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Kerry Dougherty, Clerk, VOSBG
Planning Board Members
Brian Smith
Joel Mann
Livy Schwartz