



Consulting Engineers

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

Alfred A. Fusco, III
General Manager

December 5, 2023

Donald Serotta, Planning Board Chairman
Town of Chester
1786 Kings Highway
Chester, NY, 10918

Re: Davidson Drive Holdings LLC
Lake Station
Our File #CH-165

Dear Chairman Serotta,

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

Project:

Name: 166,000 sq ft warehouse
SBL: 17-1-22.1 through 22.8
Zone: IP
Average: 16.07
Material Reviewed: Traffic Consultant – Colliers Engineering – letter dated 11/6/23 and 11/30/23
Traffic Impact Study – Creighton Manning dated 11/21/23
Town Planner, Lanc and Tully, comments dated 10/30/23

The following comments have not been addressed from our previous review dated 11/1/23.

1. Public comments are to be addressed.
2. Add note regarding extra shift – this requires Planning Board approval.
3. Fenced in drainage areas are required.

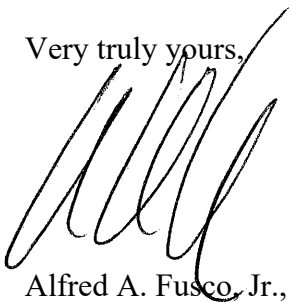
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4. The comments provided by the Town Planner need to be addressed.
 5. The Planning Board attorney should review the agreement provided.
 6. Provide proposed signage for the project.

New Comment:

7. The traffic consultants for the Town, Collier Engineering, were very thorough with their review, all their comments should be addressed.

Please advise if you have any questions.

Very truly yours,



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

Cc: Melissa Foote