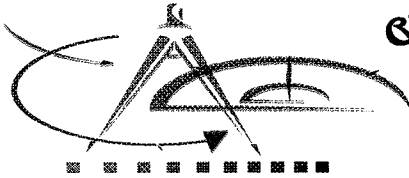


# FUSCO ENGINEERING

## & LAND SURVEYING, P.C.

*Consulting Engineers*



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

*Alfred A. Fusco, III, General Manager*

- 233 East Main Street  
Middletown, NY 10940  
Phone: (845) 344-5863  
Fax: (845) 956-5865
- 19 Waywayup Lane  
Port Jervis, NY 12771  
Phone: (845) 956-5866

May 31, 2016

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

Re: Lands of Zircar Ceramics  
Orange County, New York  
Our File #Ch-108

Dear Chairman Serotta,

We have reviewed the amended plans together with the OCPD mandatory review submitted for the above project and offer the following:

Project: Addition to wholesale light industrial  
Acreage: 5 acres  
Zone: IP  
SBL: 6-1-101  
Material: Submitted 10/30/15 – plan by Lehman & Getz

### COMMENTS:

1. Overflow parking to be labeled as banked parking which is going to be installed upon letter from the Building Department or Town Engineer that it is required, a note should be provided on the plan.
2. A bio-retention area for the new impervious surface to be installed as an infiltration system.
3. The side yard deficiencies are existing non-conforming setbacks that are not further compromised by the addition in the rear. No ZBA action will be required at this time.
4. Board comments.

Action:  
Public Hearing

Please advise if you have any questions.

Very truly yours,

Alfred A. Fusco, Jr., P.E.  
Fusco Engineering  
& Land Surveying, P.C.  
AAF/jh