

January 25, 2019

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

Re: Donnelly – Broccoli Patch Inc
Our File No. CH-163

Dear Chairman Serotta,

We have reviewed the latest submittal and offer the following:

PROJECT: Distillery, Residence, Catering Hall
SBL: 13-3-2
Acres: 2.199 Acres
Zone: LB/SL
Material Reviewed: 1/7/19 Engineering Properties, 1/22/19 report

Comments:

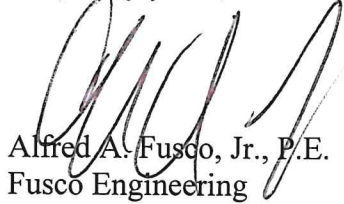
1. Evaluation of bog turtle presence or habitat pending.
2. Project in Town of Chester Sewer District 4A, but not in water district; proposing on site wells. Applicant to provide well logs and water testing to ensure sufficient potable water.
3. Site grading, utilities and erosion control not to be provided until site layout is acceptable to Board as per applicant's engineer.
4. Wetland shown – identify area of proposed wetland disturbance; permit required.
5. Parking calculations did not use (54-4 and 5) square footage but reflected proposed use. Board to consider.
6. Applicant requesting variance from 100 foot buffer required from cemetery due to economic hardship.
7. Hours of operation 11:00 AM to midnight every day.
8. Board to consider if catering hall is a typical accessory use to a restaurant.
9. 98-19 buffer strips landscaping – rear adjacent to residential area 15 foot buffer.
10. Board comments.

Action:

None at this time – no specific plan.

Please advise if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Alfred A. Fusco, Jr.', written over the printed name.

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

Cc: Alexa Burchianti