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April 5, 2021

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 most recent submission and offer the following:

Name: 166,000 SF Warehouse  
SBL: 17-1-22.1 through 22.8  
Zone: IP  
Acreage: 16.07 Acres  
Material: 3/23/21 review layout for Town Road access

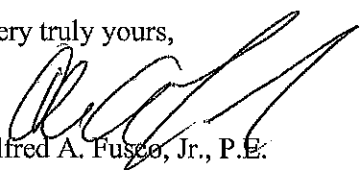
COMMENTS:

1. We reviewed the proposed layout keeping the proposed Town Road in mind for this and the adjacent parcel. The layout seems workable; however, we have a few more comments in addition to our 2/25/21 review (enclosed).
2. The roadway is at 9%. The minimum steepness is 10% so they meet code but I would like the engineer to try and reduce the grade toward 8% for a Town Road, especially with tractor trailer access. Winter driving at 9% might be a challenge. We recommend a second look.
3. Consider expansion of driveway toward well site for aerial fire access.
4. Board comments.

Action:  
None at this time.

Please advise if you have any questions.

Very truly yours,

  
Alfred A. Fusco, Jr., P.E.  
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AAF/cam  
Cc: Julie Tiller