

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance  
**Town of Chester, Orange County, New York**

**Name of Action:** Pomegranate Solutions, LLC

**Date:** July 7, 2021

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Chester Planning Board, as Lead Agency, has determined that the Proposed Action described in the project narrative and Environmental Assessment Form consistent with the procedures and criteria set forth in 6 NYCRR 617.7, analyzed the relevant areas of environmental concern using the SEQR standards and determined that the proposed Action will not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not be prepared.

**SEQR Status:** Type 1

**Conditioned Negative Declaration:** No

**Description of Action:** Construction of new 110,000 square foot light industrial building consisting of approximately 8,000 square feet of office space. The building will be served by private well and septic system. Two access points are proposed to Davidson Drive. The project site consists of 8.73 acres on four parcels which are to be combined as part of the proposed Action.

**Location:** Davidson Drive

**Reasons Supporting This Determination:**

The proposed action is not anticipated to result in any adverse environmental impacts based on the following:

1. The use is permitted in the Industrial Park (IP) Zone. All bulk and other zoning requirements are met and no variances are required.
2. A Traffic Impact Study was prepared for the proposed project which concluded that Levels of Service at surrounding intersections under the projected 'Build Condition' will be similar to existing conditions and thus the proposed project is not expected to cause any significant adverse impact on traffic.

3. A Stormwater Pollution Prevention Plan consistent with the NYSDEC design manual was prepared for the Project Site and reviewed by the Town Engineer. The treatment practices proposed can handle the stormwater volumes projected. Erosion and sediment control measures are shown on the Site Plan and will be installed prior to the beginning of construction.
4. Based on the NYSDEC mapper, the Project Site has the potential to provide habitat for both Indiana Bats and Bog Turtles. A Habitat Suitability Assessment was prepared by a qualified biologist that concluded, based on the ecological conditions at the Project Site, that no Bog Turtle Habitat was present. The Site was found to have trees suitable for use by Indiana and Long Eared Bats. In order to avoid any impacts to this sensitive habitat all tree clearing at the Project Site will occur during winter months when bats are in hibernation between November 1 and March 31.
5. Based on the NYSDEC mapper the Project Site is not located in an archeologically sensitive area.
6. A Federal jurisdictional wetland exists on the site which has been delineated by a qualified biologist. Projected area of disturbance to this wetland is less than 0.1 acres which is within the threshold for a Nationwide Permit. The applicant will submit a preconstruction notice to the US Army Corps of Engineers prior to beginning construction.
7. The project will be served by individual well and onsite septic system. Well design will be reviewed and approved by the Orange County Health Department. Soil testing was performed and witnessed by the Town to confirm the septic system has been located appropriately.
8. A landscaping plan has been prepared which shows a mix of evergreen, deciduous and ornamental species. The proposed plantings will improve aesthetics and attenuate both stormwater and noise impacts. Landscaping will be maintained in a healthy growing condition for the life of the project.
9. A lighting plan has been provided which shows LED, downcast, shielded light fixtures. Lighting levels at all property boundaries are 0.1 or less

**For Further Information, Contact:**

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