

FUSCO ENGINEERING & LAND SURVEYING, P.C.

Consulting Engineers

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

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February 22, 2021

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

Re: Pomegranate Solutions LLC
Davidson Drive
SBL 17-1-83, 84, 85 and 86
Our File No. CH-189

Dear Chairman Serotta,

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

Project: 120,000 SF light industrial building and 6,000 SF office
Acreage: 8.73 acres on all four parcels to be combined
SBL: 17-1-83, 84, 85, and 86
Zone: IP
Material Reviewed: Lanc and Tully revised 2/17/21, rendering, Endangered Species

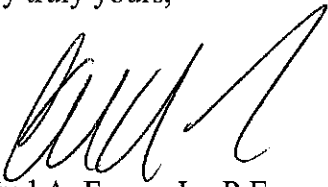
Comments:

1. Survey to be stamped on final plans and site plan signed and stamped on final plans.
2. Provide SWPPP for review.
3. Provide additional septic details as you stated and set up joint review of soils tests with our office.
4. We wish to revisit the ownership of the roadway and possibly have it become a Town road instead of private.
5. Landscape plan subject to Board review.
6. Architectural rendering review by Board.
7. Verify size of office – 2 different sizes noted.
8. Show inverts on eastern drainage.
9. Note no cutting November 1 to March 31 for protection of bat habitat.
10. Town road detail:
 - Computed subbase 95%
 - 12" Item 4 approved fabric
 - 3" NYSDOT binder
 - 2" BYSDOT top
11. Dumpster appears small.
12. Board comments.

Action:
SEQRA

Please advise if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Alfred A. Fusco, Jr.', with a stylized, cursive script.

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