



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

March 30, 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 8,000 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: 3/23/21 Lanc & Tully plans – architectural rendering 2/19/21

Comments:

1. SWPPP to be supplied for review.
2. Set up joint soils testing for septic, percs and deep pit tests. Recommend alarm for pump station failure.
3. Further discuss ownership of roadway as a Town Road instead of private.
4. Board to review landscaping for adequacy.
5. Note existing catch basins and storm drains to be clean and TVed with video supplied to Town.
6. Supply asphalt details for Town Road and parking lot. Town road to be cleaned, patching and leveling, tack coat and 2" compacted top.
7. Curbs to have 6" reveal and replacement curbs to be pinned each side.
8. Board to review architectural rendering and review color charts.
9. Bonds and escrow required for public improvements including all drainage/SWPPP compliance.

10. Board comments.

Action:

Need SWPPP to set public hearing

SEQR declare lead agency

Please advise if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'A. Fusco', written over the closing 'yours'.

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

Fusco Engineering

& Land Surveying, P.C.

AAF/cam

Cc: Julie Tiller