



FUSCO ENGINEERING & LAND SURVEYING, P.C.

Consulting Engineers

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June 25, 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 revised submission 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: Lanc and Tully plans revised 6/23/21 with report on comments

Comments:

1. All of our technical comments have been addressed. We have listed items that need to be kept track of.
2. eNOI to be submitted after MS4 sign off by Town Supervisor.
3. Board to discuss adequacy of landscape after revisions.
4. When SEQR is closed, ACOE to be notified of wetland disturbance.
5. Orange County Department of Health permit for non-transient non-community water supply after SEQR.
6. Bonding and escrow for site work inspections to be developed.
7. Further Board comments.

Action:
SEQR Action
Conditional Approval to be considered

Please advise if you have any questions.

Very truly yours,

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