

FUSCO ENGINEERING & LAND SURVEYING, P.C.

Consulting Engineers

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July 30, 2020

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 plans, Mazer traffic report, Long Form EAF, cover letter

Comments:

1. Traffic study noted weekday peaks – morning 7AM to 8AM and weekday evening 4PM to 5PM. Traffic study also indicated that the intersection of Davidson and Bellvale Road requires stripping on Davidson and a stop bar/stop sight on Davidson at Bellvale.

The traffic study concluded that the levels of services and delays experienced at the intersections and future no-build and future build conditions will be similar to existing conditions. Furthermore, the development traffic is not expected to increase any significant impact in overall operation.

The report seems completed and reasonable to us upon review.

2. Require certified survey.
3. Page 3, bulk table incorrect. Please modify and be specific, not “less than”.
4. Show snow storage areas.
5. Show road profile.

6. Need SWPPP with stormwater details of pond, underground storage, pipe size and slopes. If infiltration to be used, need witnessed soils tests.
7. Septic system requires NYSDEC SPEDES permit since usage over 1,000 gpd. Show details.
8. Show landscaping/lighting.
9. Show fencing location and height.
10. Need endangered species report.
11. Provide plan and get Highway Superintendent comments.
12. Board comments.

Action:

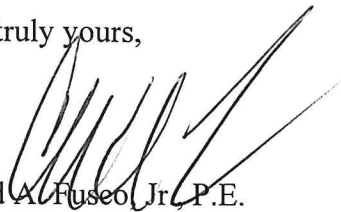
239 GML after SWPPP done

SEQRA type unlisted action

Notice of Intent to be Lead Agency

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

Alexa Burchianti