

**LANC & TULLY**  
**ENGINEERING AND SURVEYING, P.C.**

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Arthur R. Tully, P.E.

February 17, 2021

Mr. Donald L. Serotta, Chairman  
Town of Chester Planning Board  
1786 Kings Highway  
Chester, New York 10918

Re: Pomegranate Solutions, LLC  
Davidson Drive  
SBL: 17-1-83, 84, 85 and 86

Dear Chairman Serotta:

Enclosed please find the following materials for your review:

Site Plans entitled "Site Plan for Pomegranate Solutions, LLC" dated February 26, 2020 and last revised on February 17, 2021.

Architectural Renderings entitled "Building Renderings" prepared by Anderson Design Group dated January 20, 2021.

Endangered Species Report entitled "Threatened and Endangered Species Habitat Suitability Assessment Report" prepared by Ecological Solutions, LLC dated October 16, 2020.

In response to a comment letter received from Fusco Engineering & Land Surveying, P.C., dated October 28, 2020, please find the additional information requested enclosed for review including as per the comment letter:

1. Require signed sealed survey.

**Response: The existing conditions plan (sheet 2) serves as a survey. This plan has been signed and sealed.**

2. Need SWPPP submittal.

**Response: Stormwater management design has been incorporated into the site plan. The complete SWPPP will be submitted under a separate cover.**

3. Septic details required with SPEDES permit.

**Response: A calculations section has been added to Sheet 9, Construction Details 2. These calculations result in a design flow of 888 GPD, which is lower than the threshold required by NYSDEC to obtain a SPEDES permit. A NYSDEC SPEDES permit is not required for this system as the system flow does not exceed 1,000**

**GPD. Additional details will be provided in a later submission as the septic design is finalized. Our office has completed soil testing in the proposed area and has received acceptable results.**

4. Need endangered species report and/or permits if required.

**Response: The endangered species report has been enclosed in this submission.**

5. Show fire lane and fire suppression system.

**Response: A 26' access road has been incorporated in this design which will serve as the fire lane. Upon discussion with the Town Building Inspector, the current design conforms to the code for fire access. The fire suppression system will be developed as part of the building permit plan set and review process.**

6. Highway Superintendent comments to be addressed.

**Response: The plans were sent to Mr. Anthony La Spina who did not have any comments on the plans since the project is being proposed on a private road. The road was initially proposed to be a town road. However, it was never finished or dedicated. As part of this application and in discussions with the board and highway superintendent, it was recommended that the road would remain under private ownership. The road will be finished upon completion of this project.**

7. Show handicap sign; no parking sign; locations on plan.

**Response: Handicap and no parking signs have been added on Sheet 3, Site Plan.**

8. Board to review adequacy of the landscape plan.

**Response: The landscape plan has been revised this submission for clarity.**

9. Architectural rendering requested.

**Response: An architectural rendering has been enclosed in this submission.**


10. Board comments.

**Response: No response required.**

If you have any questions or require any further information, please do not hesitate to contact our office.

Very truly yours,

LANC & TULLY, PC

  
Chris Fritzl