

LANC & TULLY
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October 20, 2020

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 October 21, 2020.
- 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 July 30, 2020, please find the additional information requested enclosed for review including as per the comment letter:

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.

Response: A note has been added to the site plan indicating that the intersection of Davidson Drive and Bellvale Road shall be striped as detailed within the traffic study.

2. Require certified survey.

Response: The existing conditions plan (sheet 2) has been certified by a licensed surveyor in our office.

3. Page 3, bulk table incorrect. Please modify and be specific, not "less than".

Response: The bulk table on sheet 3 has been updated. The setback dimensions are also shown on this sheet.

4. Show snow storage areas.

Response: Snow storage areas have been added to the site plan on sheet 3.

5. Show road profile.

Response: Road profiles have been added as sheet 5.

6. Need SWPPP with stormwater details of pond, underground storage, pipe size and slopes. If infiltration to be used, need witnessed soils tests.

Response: Our office is in the process of completing the SWPPP which will be submitted under a separate cover. However, the proposed onsite drainage design and anticipated location of the drainage facilities have been added to the plans.

7. Septic system requires NYSDEC SPDES permit since usage over 1,000 gpd. Show details.

Response: We have sized the proposed septic system in accordance with NYS Design Standards for Intermediate Sized Wastewater Treatment Systems. These standards indicate that the hydraulic loading rate for this use shall be calculated using 15 GPD per employee per shift. Using this loading rate, the total usage can be calculated as the following:

$$74 \text{ Employees} * 15 \text{ GPD/employee} = 1,110 \text{ GPD}$$

The project proposes to utilize water saving fixtures, under the DEC regulations is allowable to reduce the loading by 20%. Therefore, the system flow has been calculated to be 888 GPD. Furthermore, the flow demand could alternatively be calculated using 0.1 GPD / sq ft of building space. This would result in 1,200 GPD which reduces to 960 GPD after water saving fixtures are taken into account. A NYSDEC SPDES permit is not required for this system as the system flow does not exceed 1,000 GPD.

8. Show landscaping/lighting.

Response: Landscaping and lighting plans have been added as sheets 6 and 7, respectively.

9. Show fencing location and height.

Response: Fence locations are shown on sheet 3. The detail on sheet 8 has been revised to show a fence height of 6'.

10. Need endangered species report.

Response: An endangered species report has been included in this submission package.

11. Provide plan and get Highway Superintendent comments.

Response: This submission package is being forwarded to Mr. Anthony La Spina and our office will be following up with him to address any comments or concerns he may have.

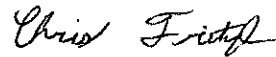
12. Board comments.

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, EIT

cc: Mr. Anthony La Spina, Highway Superintendent