

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
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Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lane, P.E., L.S.
Arthur R. Tully, P.E.

March 24, 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 March 23, 2021.
- Architectural Renderings entitled "Building Renderings" prepared by Anderson Design Group dated February 19, 2021.

In response to a comment letter received from Fusco Engineering & Land Surveying, P.C., dated February 22, 2021 please find the additional information requested enclosed for review including as per the comment letter:

1. Survey to be stamped on final plans and site plan signed and stamped on final plans.

Response: The final submission package will include the signed and stamped survey and site plan.

2. Provide SWPPP for review.

Response: A complete SWPPP will be submitted under a separate cover for review.

3. Provide additional septic details as you stated and set up joint review of soils tests with our office.

Response: The Site Plan now includes a Sewage Disposal System Design Details sheet (sheet 5 of 12). Our office will be reaching out to coordinate the joint review of soils tests.

4. We wish to revisit the ownership of the roadway and possibly have it become a Town road instead of private.

Response: The applicant would like to discuss this further at the next Planning Board Meeting.

5. Landscape plan subject to Board review.

Response: The landscape plan (sheet 9 of 12) has been enclosed in the site plan for Board review.

6. Architectural rendering review by Board.

Response: The architectural rendering has been revised to reflect current proposed grading. The rendering is enclosed in this submission.

7. Verify size of office – 2 different sizes noted.

Response: The site plans have been revised to show the correct size of the offices. There are two 4,000 sq ft offices being proposed.

8. Show inverts on eastern drainage.

Response: The eastern drainage is now properly labeled as requested.

9. Note no cutting November 1 to March 31 for protection of bat habitat

Response: The requested note has been added as note 14 on the cover sheet.

10. Town road detail:
Computed subbase 95%
12" Item 4 approved fabric
3" NYSDOT binder
2" NYSDOT top

Response: Note 17 has been added to the cover sheet. This note states that the applicant is responsible for finishing Davidson Drive with top course. In addition, the grates of the existing structures shall be set to the correct finished elevation and the curbs shall be repaired as needed.

11. Dumpster appears small.

Response: An additional dumpster has been added near the loading docks. There are now three total dumpsters. Each office will have an individual enclosure and the loading docks will utilize the large enclosure.

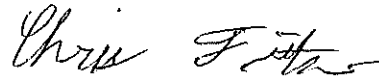
12. Board comments.

Response: No response necessary.

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

Very truly yours,

LANC & TULLY, PC

A handwritten signature in black ink, appearing to read "Chris Fritzl". The signature is fluid and cursive, with a prominent "C" and "F".

Chris Fritzl