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April 21, 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 April 20, 2021.
- Stormwater Pollution Prevention Plan entitled "Stormwater Pollution Prevention Plan for Pomegranate Solutions, LLC" dated April 7, 2021.

In response to a comment letter received from Fusco Engineering & Land Surveying, P.C., dated March 30, 2021 please find the additional information requested enclosed for review including as per the comment letter:

Fusco Engineering & Land Surveying, P.C. Comments dated March 30, 2021

1. SWPPP to be supplied for review.

Response: The SWPPP has been enclosed in this submission for review.

2. Set up joint soils testing for septic, percs and deep pit tests. Recommend alarm for pump station failure.

Response: Joint soils testing has been scheduled with Mr. Fusco's office. A float switch has been included in the pump chamber detail to work as an alarm in the case of pump station failure.

3. Further discuss ownership of roadway as a Town Road instead of private.

Response: Based upon prior discussions during the April planning board meeting, it has been decided that the road will remain private.

4. Board to review landscaping for adequacy.

Response: No response required.

5. Note existing catch basins and storm drains to be clean and TVed with video supplied to Town.

Response: Note 18 has been added to the cover sheet as requested.

6. Supply asphalt details for Town Road and parking lot. Town road to be cleaned, patching and leveling, tack coat and 2" compacted top.

Response: A town road restoration detail has been added to sheet 8, Road profiles.

7. Curbs to have 6" reveal and replacement curbs to be pinned each side.

Response: A note has been added to the town road restoration detail on sheet 8.

8. Board to review architectural rendering and review color charts.

Response: No response required.

9. Bonds and escrow required for public improvements including all drainage/SWPPP compliance.

Response: Bonds and escrow will be provided at the time of permitting.

10. Board Comments.

Response: The lighting plan has been revised in accordance to the lighting ordinance and for the Town's further review.

Orange County Department of Planning comments dated November 10, 2020

1. Traffic Study

The applicant has stated in the Full Environmental Assessment Form prepared for this project that traffic will increase during weekday mornings and evenings. We advise the Town to have a traffic study prepared for this project to ensure that the roads in the area can handle the increased traffic and determine what mitigation measures may be necessary to maintain or improve traffic conditions.

Response: A traffic study has been completed by Maser Consulting dated June 29, 2020. The report concluded that this project is not expected to cause any significant impact in overall operation.

2. Water Supply Protection

The project site is proximate to the Northern NJ Basin Sole Source Aquifer. We advise the Town to require bioretention and infiltration measures such as rain gardens, permeable pavement and green roof technology to retain as much stormwater onsite as

possible. This will restore the aquifer, but also filter the stormwater appropriately to ensure that contaminants are not introduced to the drinking water supply. We note that bioretention areas are shown in the construction details of the site plan set but are not shown on the site plan itself; if a bioretention area is proposed for the site, we advise that its location should be shown on the site plan.

Response: This submission includes a SWPPP which outlines the stormwater management measures being implemented in order to achieve water quality treatment. There are four proposed bio retention areas shown on the site plan. In addition, dry swales and a sandfilter will be utilized to treat the stormwater.

3. Endangered Species

The project site currently contains habitat suitable for the Northern Long Eared Bat and the Bog Turtle. We advise the Town to ensure that any clearing necessary for construction is done in accordance with best practices recommended by the New York State DEC.

Response: A habitat study has been prepared by Ecological Solutions, LLC dated October 16, 2020. The study concluded that the site does not offer roosting or maternal colony habitat for Northern Long Eared Bat. However, we have incorporated a limited clearing timeframe of November 1 to March 31 to avoid, minimize, and mitigate impacts to this species. The report also stated that there is no potential for bog turtle habitat on or in the immediate vicinity of the site.

4. Other Environmental Constraints

The applicant is proposing to fill less than 0.1 acres of wetland that is under jurisdiction of the United States Army Corps of Engineers (ACOA). The applicant will need to contact the ACOE and obtain a permit prior to any work being done in the wetland. The property is also within 500 feet of active farmland located in Orange County Agricultural District No. 1. As the applicant proposes an industrial use for the building, there will need to be measures in place to ensure that the Northern NJ Basin and the soil on the project site remain uncontaminated in order to protect farm operations in the area. Any manufacturing that occurs onsite will need to comply with air quality regulations as well.

Response: Our office will be contacting the Army Corps of Engineers for a wetland disturbance permit. Our office has prepared and developed a SWPPP that addresses stormwater quantity and quality for the project site. There is also an erosion and sediment control plan within the plan set that minimizes any potential runoff during construction activity. At this time, there is no specific user for the proposed light industrial building. However, there is not any anticipated manufacturing that would impact the air quality. If at any time the user occupying this site wishes to operate with a manufacturing use, they would be required to comply with air quality regulations.

5. Parking

We note that there is no parking schedule included on the plan set; the onsite parking provided does appear to be sufficient. The proposed 11 loading spaces are double-stacked which may cause issues with the onsite traffic pattern; we advise the Town to

have the applicant complete an onsite circulation plan that accounts for truck movements during deliveries and combined vehicle movements at shift changes.

Response: A parking schedule has been included on Sheet 3, Site Plan. A truck turning analysis has also been completed and has been added it to the plan set as sheet 11.

6. Lighting and Landscaping

The proposed landscaping is minimal and includes no discussion of plants for the bioretention area that may or may not be included in this proposal. Additional plant materials may be helpful in softening the appearance of the building, retaining stormwater and carbon onsite (particularly in woody-stemmed plants), and reducing noise from the onsite operation, all factors that the Town may wish to consider. We note that the applicant has proposed 20' high light poles rather than 30' or 35' poles; we support this measure, as it will keep light directed onto the areas of the site that require lighting instead of spilling offsite.

Response: The landscaping plan is subject to board review and may be further developed to achieve the desired appearance.

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