

LANC & TULLY
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Narrative

Pomegranate Solutions, LLC

Davidson Drive

Town of Chester, New York

The project consists of the consolidation of four (4) existing lots into one lot totaling approximately 8.78 acres. The size of the four existing lots range from 2.03 acres to 2.51 acres. The project property is located on Davidson Drive in the IP Zoning District.

The proposed project consists of the development of the 8.78 acres for the construction of a single 120,000± square foot building to be utilized for light industrial and office uses. These uses are permitted with site plan approval in the IP Zoning District. The proposed building is projected to consist of approximately 110,000 square feet for light industrial use and 10,000 square feet for office use. The proposed building will be serviced by an on-site individual well and an on-site private subsurface sewage disposal system.

A conceptual site plan has been prepared which provides the required number of parking spaces indicated in the zoning code §98-22. For the light industrial use, a requirement of 2 spaces for every 3 employees on the two largest consecutive shifts, resulting in 100 required spaces. For the office use, a requirement of 1 space for every 200 square feet was used, resulting in 50 required spaces. This combines for a requirement of 150 parking spaces. The site plan provided has included 169 parking spaces (including 6 handicap spaces). Additionally, 11 loading docks were provided in the conceptual side plan.