

Principals:

Mark D. Fellenzer, P.E., LEED AP
John D. Fellenzer, P.E., MBA

Founder:

Archie D. Fellenzer, Jr., P.E.
(1924 - 2014)

May 31, 2018

Town of Chester
1786 Kings Highway
Chester, NY, 10918

ATTN: Donald Serotta, Planning Board Chairman

RE: 191 Lehigh Avenue – Amended Site Plan
Commercial Lot SBL: 3-1-14.1, 1 acre +/-
Zone: I (Industrial)
FE Project No. 18-055

Dear Chairman Serotta,

Please find attached eleven (11) revised site plans for the above referenced project. Per section 98-9 (J) of the Town of Chester Zoning Code, the applicant has decided to seek approval for the Contractor's Storage Yard use, as it is currently an allowed use in the I District. The submitted plans have been supplemented with proposed outdoor storage area locations, photometrics for the existing light fixtures, and vehicle turning dimensions. Photographs of the existing landscaping buffer along Lehigh Avenue have also been added to the plans. We have reviewed the comments from Fusco Engineering dated April 10, 2018. The responses are as follows:

1. The applicant's engineers have adequately addressed our last review comments.

Response: The revised drawings include additional information to clarify outdoor storage locations, existing site lighting information, and vehicle turning radius information. Photos of the existing landscaping buffer along Lehigh Avenue have also been provided.

2. Building Department report required regarding any pending violations and interpretation of proposed use.

Response: Our office is not aware of any pending violations at this time. The proposed use is listed as item number 5, "Contractor's storage, offices and buildings and outdoor storage of equipment, materials and manufactured products," of the I district Schedule of Use and Area Requirements, per the requirements of section 98-9(J) of the zoning code.

3. Final plans to be stamped and signed.

Response: Final plans will be stamped and signed upon conditional approval.

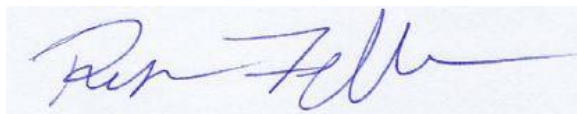
**191 LEHIGH AVENUE SITE PLAN
FE PROJECT 18-055**

4. Board comments.

Response: We look forward to reviewing with you at the June 6 Planning Board meeting.

Should you have any questions, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Fellenzer", with a long horizontal flourish extending to the right.

Ryan D. Fellenzer
Engineer