

Principals:

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July 31, 2018

Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

Attn: Donald Serotta, Planning Board Chairman

Re: Response to Comments Dated 7-9-18
191 Lehigh Avenue
FE Project No. 18-055

Dear Chairman Serotta,

Please find attached revised site plan for 191 Lehigh Avenue. We have reviewed the comments from Fusco Engineering dated July 9, 2018. Our responses are below in italics.

Comments:

1. Provide detail of chip seal specifications.

Response: A chip seal detail has been provided. See detail 1C/C-901.

2. Show and dimension commercial office and caretaker's dwelling.

Response: The applicant proposes to use the second floor of the structure as the caretaker's dwelling and utilize the first floor for the commercial office. Approximate areas have been added to the plans. See drawing C-101.

3. Show length of 15" culvert and detail end sections.

Response: Length of proposed culvert has been indicated. Flared end section detail is now provided. See detail on C-901.

4. Note: a \$5,000 cash bond for restoration placed with the Town.

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Response: Applicant will provide bond.

5. Driveway apron to be installed from edge of road, 15 feet up to the entrance and is to consist of 12" of item #4 stone, 3" of binder, and 2" of top.

Response: The requested driveway apron has been provided. See detail 1/C-101.

6. Driveway grade to the roadway to be zero (0) degrees.

Response: The grade to the roadway has been changed to zero (0) degrees. See detail 8/C-901.

7. Survey of road right-of-way to be provided.

Response: The Town right-of-way will be located and added to the survey prior to final approval.

8. Note: no tractor trailers backing into this driveway from Lehigh under any circumstances.

Response: A note has been added to the plans. See note on C-101.

9. Orange County Planning Department (OCPD) noted SHPO required under SEQR. Applicant to provide sign off letter prior to signature of approved plan.

Response: Since the site is an existing commercial property that has been substantially developed over the years and the proposed site changes mainly include only minor soil disturbance for fencing and landscaping installation, we feel that there will be no impact to historical resources and that a Phase 1A Archeological Assessment is not required.

10. Habitat report revealed by OCPD; should follow through or place note on plan that no construction during timber rattlesnake movement (March 30 through October 30).

Response: See Site Verification Note 4.

We have reviewed the comments from Karen Arent dated July 16, 2018. Our responses are below in italics.

1. Fencing will help provide necessary screening. Instead of a chain link fence, a pvc solid panel fence and gate or rot resistant wood such as cedar should be specified. The board should approve the style and material of the proposed fencing and gate. If vinyl or pvc fencing is specified, the material should not be shiny and should be a color that blends with the environment such as a natural wood tone.

Response: The proposed fencing has been changed from chain-link to a decorative vinyl. See details on C-901 and C-902.

2. The dumpster enclosure should also be an opaque fencing and not black vinyl with fabric. The fabric is too flimsy for a commercial project and will probably not last long.

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Response: The proposed dumpster enclosure has been changed from chain-link to a decorative vinyl that will match the fencing. See detail on C-901.

3. Fencing should continue along the side property line to screen the outdoor storage areas.

Response: The proposed fencing was extended previously to help screen the proposed storage area location near the lower block wall. The existing storage building and two (2) sheds will provide screening for the proposed outdoor storage area near the upper block wall.

4. Fencing should be 10' from the property line to enable evergreen tree planting.

Response: Fencing has been moved to 10 ft. from the property line. See drawing C-601.

5. Fencing may also be needed on the uphill side of the block wall to further screen storage piles since the proposed storage location is 4-6' higher than the road.

Response: Since the proposed storage locations will not contain high-pile storage, the additional fencing on the uphill side will not be needed. Instead, an additional row of shrubs is proposed along the uphill side of the block wall to provide enhanced screening of the storage location.

6. Additional evergreen trees could be installed behind the trees in front of the site to provide a thicker barrier.

Response: Additional evergreens behind the existing tree line in front will encroach on the turning radius and inhibit adequate access to the proposed dumpster location. Instead, a proposed line of shrubs has been added in front of the existing evergreen tree line to fill the spaces in between the trees and enhance screening as suggested by the Town landscape consultant during the previous meeting. See drawing C-601.

We have reviewed the comments made by the public during the July 18, 2018 Public Hearing. Our responses are below in italics.

Board Comments:

1. Reduce fence height to 6 ft.

Response: The proposed fence has been reduced from 8 ft. to 6 ft. tall. See drawing C-101.

2. Board discussion on enforcement of no use of tractor trailers on Lehigh Avenue.

Response: A note has been added to the plans preventing access of tractor trailers as per the Town Highway Department. See drawing C-101.

3. Building dept. comments on required separations between office use/ caretaker residence.

Response: Comments will be obtained as part of a Building Department review.

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Public Comments:

1. Opposed to currently proposed chain-link fence.

Response: The proposed fencing has been changed to decorative vinyl per the Town Landscape Architect's comments.

2. Room for parking with proposed fence along Lehigh Avenue?

Response: There is room for the ten (10) 10 ft x 20 ft parking spaces as shown on C-101. Two (2) additional spaces are located near the entrance for a total of twelve (12) spaces.

3. Why not more proposed evergreens along north side of property?

Response: The existing shed and proposed fence will create an adequate buffer on this side of the property. Adding more evergreens will encroach on the property line and limit access to the nearby parking spaces. In addition, no outside storage is proposed on this side of the property.

4. Water and sewer usage? Sewage odor possibly detected from area of septic field.

Response: The existing septic system was hydraulically tested on 9/16/17 with no sign of failure or malfunction. See note on C-101. In addition, the proposed timber guide rail will prevent any vehicles from encroaching onto the existing leachate field to prevent damage.

5. How will town enforce no use of tractor trailers by applicant?

Response: See note added to C-101 per Town Highway Department comments.

6. What are the hours of operation? Operations observed to be held up to 9PM (Proposed hours of operation listed on C-101; Mon thru Fri, Sunday 7A-6P, Sat Closed)

Response: The proposed hours of operation for pick-ups and deliveries are listed on C-101. Monday through Friday, Sunday 7AM-6PM and Closed on Saturday.

7. What kind of equipment is being stored?

Response: Typical electrical contracting equipment such as conduit, conductors, fixtures, etc. High pile storage is not proposed.

8. What kind of lighting is proposed? "Blinding" light observed from property

Response: See proposed site lighting plan on drawing C-601. The property has (3) existing fixtures (A, B, and C) and (3) proposed fixtures (D) as per the Town Engineer's request in a previous memo. Fixtures B, C and D are to be controlled by switches and are intended to provide adequate levels of light across the parking lot and driveway. These fixtures are proposed to be turned off after business hours. Fixture A provides security lighting for the main entrance to the commercial office and typically stays on from dusk to dawn. The

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proposed lighting plan will not exceed the glare requirements of 0.5 fc at the property lines per Town code.

9. Cannot determine the zoning district of property.

Response: Industrial (I) per Town Zoning map, indicated on bulk table C-101.

10. Site plan notation for landscaping warranty?

Response: Warranty note for landscaping has been added. See drawing C-601.

We look forward to discussing with you at the August 15, 2018 planning board meeting.

Sincerely,



Ryan D. Fellenzer
Engineer