

Principals:

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

Founder:

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

June 14, 2018

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

Attn: Donald Serotta, Planning Board Chairman

Re: Response to Comments Dated 6-5-18
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 June 5, 2018. Our responses are below. In addition, the applicant is requesting approval for a caretaker's or watchman's dwelling accessory to the proposed primary use of contractor's storage yard. The accessory use is allowed in the I District, as noted on the Schedule of Use and Area Requirements. The proposed dwelling will utilize an existing room within the main building, and will be limited to one (1) employee.

Comments:

1. This project is located in the I Zone District and 98-9(1) of the zoning regulations would apply to this existing non-conforming lot.

Response: No Comment

2. Uses that allow outdoor storage of goods in this district pursuant to L.L. No. 4-2008.

Response: No Comment

3. The current lighting plan does not provide lighting across the parking area, please revise the lighting plan to provide lighting throughout the proposed contractors yard.

Response: The lighting plan has been revised to include (3) three additional

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

wall-mounted fixtures to provide lighting across the parking area and driveway. (See detail 1 and the lighting schedule on drawing C-601.)

4. Provide a number for each existing or proposed parking spot.

Response: Numbers have been added to the proposed parking spaces. (See detail 1/C-101).

5. Show the location concrete bumper blocks.

Response: The concrete bumper block locations are now shown. (See Detail 1/C-101).

6. Existing natural features such as primary or principal aquifers, watercourses, water bodies also the plan should show if there are NYS DEC or Federal Wetlands on-site. If wetlands are not present on the site, then a note shall be placed on the plan stating that there are no wetlands located on the property.

Response: No wetlands are present on the site. A note has been added to the plans indicating such. (See site verification note 3 on drawing C-101).

7. The plan is indicating that a 12" culvert is to be replaced

Response: Due to the amount of cover over the existing 12" culvert, the proposed culvert has been modified to a 15" reinforced concrete pipe. A copy of the site plan will be sent to the Town Highway Department for comment.

8. Provide a legend.

Response: A legend has been added to the plans (See drawing C-101).

9. Provide additional evergreen tree buffer along the side lot lines to screen the contractor's yard from the road views, along with fencing and gates with evergreen slats.

Response: Additional evergreen trees have been placed along the side lot lines for enhanced buffering. The proposed chain link fence shall have evergreen privacy inserts (See the proposed landscaping plan on C-101).

10. Indicate on the site plan the two parking spaces that are located near the building labeled storage.

Response: These parking spaces have been shown on the plan as spaces 11 and 12. (See detail 1/C-101).

11. The applicant is requesting a waiver for section 98-22, Subsection "E" #1, the existing parking area is gravel and the code states that all areas that have more than 10 parking spaces shall be paved.

Response: The applicant has agreed to pave the parking area with a chip seal asphalt surface treatment. (See detail 1/C-101).

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

12. The board should discuss handicap parking and compliance with ADA Standards, we recommend a minimum of one (I) handicap parking space.

Response: One (1) ADA parking space is now provided (See details 1/C-101 and 13/C-901).

13. A note shall be added to the plan that states that no unregistered, wrecked or partially dismantled motor vehicle of any type or design shall not be permitted to be parked or left standing in any yard of any district.

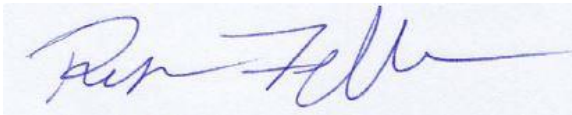
Response: This note has been added to the plans. (See the parking general notes on C-101).

14. All off-street parking spaces shall be clearly marked to show the parking arrangement and movement within the parking area, provide a striping detail.

Response: A striping detail has been provided. (See detail 13/C-101).

We look forward to discussing with you at the July 18, 2018 Public Hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan D. Fellenzer", written over a light blue background.

Ryan D. Fellenzer
Engineer

RDF/vll