

Principals:

Mark D. Fellenzer, P.E., LEED AP
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Founder:

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

September 18, 2018

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

Attn: Donald Serotta, Planning Board Chairman

Re: Response to Comments Dated 8-14-18
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 August 14, 2018. Our responses are below in italics.

Comments:

1. Stamped plans are required.

Response: Stamped plans have been provided with this submission.

2. SHPO letter requested but applicant feels it is not required due to minimal site disturbance. Board to decide if required.

Response: See attached "No Impact" letter from SHPO.

3. Most of the comments are adequately addressed.

Response: No comment.

4. Survey still pending.

Response: The right-of-way on Lehigh Avenue is now indicated. It is between the property line and center line of the road, a distance of twenty-five feet. A copy of the

191 LEHIGH AVENUE SITE PLAN FE PROJECT 18-055

site plans have been submitted to the Highway Department for final comment. See drawing C-101.

5. Board comments.

Response: No comment.

We have reviewed the comments from Karen Arent dated July 16, 2018. The plans have been revised since the previous submission and our responses now consist of the following:

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 cedar panel with an optional detail for decorative vinyl based on the Consultant's preference. 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.

Response: The proposed dumpster enclosure has been changed from chain-link to a cedar panel with option for 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 has been extended on the West side of the property to the upper block wall for additional screening.

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 have been added to provide a thicker barrier. See drawing C-601.

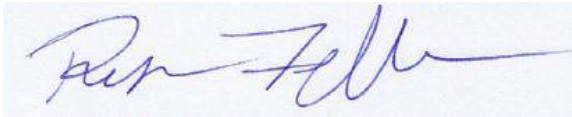
**191 LEHIGH AVENUE SITE PLAN
FE PROJECT 18-055**

We have reviewed the Board comments from the August 15, 2018 planning board meeting and our responses consist of the following:

1. Caretaker's Residence – *Additional notation has been provided on the drawings to indicate that the caretaker's residence shall be limited to one (1) employee, no children, and that prior to occupation of the residence the owner shall obtain a building permit and certificate of occupancy from the Town of Chester. See General Notes 1 and 2 on C-101.*
2. Sunday Operations – *The hours of operations have been clarified for Sunday to indicate that only office work is conducted and no pickups or deliveries occur that have the possibility of generating noise. See Hours of Commercial Operations note on C-101.*

We look forward to discussing with you at the October 3, 2018 planning board meeting.

Sincerely,

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

Ryan D. Fellenzer
Engineer