

# KIRK ROTHER, P.E.

CONSULTING ENGINEER, PLLC

5 SAINT STEPHENS LANE

WARWICK, NY 10990

Phone (845) 988-0620

Email [krother@kirkrother.com](mailto:krother@kirkrother.com)

October 26, 2021

Donald Serotta, Chairman  
Town of Chester Planning Board  
1786 Kings Highway  
Chester, Ny 10918

**Re: *iCan Storage Site Plan***  
***Kings Highway and Pond Road***  
***Tax parcel 6-1-68.2***  
***KRE Project 21117.0***

Dear Chairman Serotta:

In reference to the above, enclosed please find revised Site Plan drawings. Also attached is a Letter of Report prepared by Peter Torgersen as relates to the presence of Rare, Threatened and Endangered Species.

Plan revisions are based on comments received at the October 2021 Planning Board meeting. Specific revisions per the comments follow:

1. A lighting plan has been added with photometrics shown. The lighting code has been reviewed and the maximum light fixture height calculated based on the proximity of the light to the property line. The calculation has been added to the plan. The worst-case dimension was used and applied to all proposed lights. Additionally, the proposed pole mounted lights are downward facing, dark sky compliant LED fixtures consistent with the permissible fixtures found in the lighting code.
2. As discussed at the October meeting, it is our belief that given the 75-foot wooded front setback, which will remain largely undisturbed, buffer landscaping will not be needed. Considering we are weeks away from the leaf-off condition, we suggested that the need for landscaping be evaluated once the leaves have fallen from the existing trees. It is our recollection that the Board was in agreement with this approach.
3. A Phase 1A/1B Archeological investigation is underway. The results will be provided once available.
4. There are no Federal or State jurisdictional waters on the property. There will therefore be no disturbance or impact to these waters.
5. A habitat investigation has been performed and a report summarizing the findings is attached herewith.

6. Hours of Operation have been added to the Plan.
7. The plans have been referred to the County DPW for review.
8. A property survey as prepared by James Dillin, LS was included with the initial submittal package. An electronic copy of same is attached herewith.

In addition to the above Engineer comments, comments from the Planning Board members have been address as follows:

1. The silt fence downhill of the proposed grading has been revised so as to eliminate any gaps.
2. The limit of the existing tree line has been shown.

Kindly place this matter of the November 2021 agenda for continued discussion and to consider scheduling the matter for a public hearing. Should you have any questions, or require anything further, please feel free to contact this office.

Respectfully,

A handwritten signature in blue ink, appearing to read "Kirk Rother".

Kirk Rother, P.E.

Enclosures

cc: Client