

Michael E. Miele, PE

Licensed Professional Engineer

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September 17, 2017

Town of Chester Planning Board

Town of Chester

1786 Kings Highway

Chester, NY 10918

Re: APPERANCE REQUEST AND NARRATIVE FOR TOWN OF CHESTER PLANNING BOARD
191 LEIGH AVENUE – SBL:3-1-14.1
TOWN OF CHESTER, COUNTY OF ORANGE, STATE OF NEW YORK

Dear Planning Board,

My name is Michael Miele and I am the engineer for the owner, Joel Werzberger. I am requesting an appearance before the Town of Chester Planning Board on the October 4, 2017 Planning Board Meeting. I will be presenting an application for the approval of a site plan for an existing residence that was recently converted to commercial. The business that occupies the newly created commercial use is a lighting company, Global Lighting Inc.

The project is located in the OP-Office Park zone. The parcel is 1 acre in size and is located on the West side of Leigh Avenue about 100 feet north of the intersection of Greycourt Road. The site will remain mostly as is, however, the entrance width will be increased slightly to allow better ingress and egress of the property. There is an existing 12" HDPE culvert that will be extended. The sight distance has been provided and is adequate.

There is a large parking lot that is currently gravel. Since this is existing, the applicant is proposing to keep it gravel and add bumper blocks and clear parking delineation limits. The parking is for employees and company vehicles only, there are no customers that come to this facility. The site is served by a septic system that has been delineated on the plans, this will have to be located and clearly marked and protected in the field from parking, etc. There is existing exterior lighting that is adequate for basic security lighting in the parking lot. They are shown on the plan.

We look forward to presenting this project on the October 4, 2017 Planning Board meeting. The applicant and his professionals will work diligently with the Planning Board and the Toward, toward a successful completion of this project.

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Thank you in advance.

Sincerely Yours,



Michael E. Miele, PE



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Page 2 of 2

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