

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal
John Lane, P.E., L.S.
Arthur R. Tully, P.E.

May 21, 2019

Village of Chester Planning Board
Attn: Mr. Richard Ramsdell - Chairman
47 Main Street
Chester, NY 10918

Re: Amended Site Plan for Office
3 Brookside Avenue
SBL: 215 - 2 - 1

Dear Chairman Ramsdell and Planning Board members:

Enclosed please find the following materials for review for the first available Planning Board agenda:

1. Ten Copies of the Site Plan entitled "Site Plan Prepared for 3 Brookside Avenue, MYLU Properties, LLC" as prepared by Lanc & Tully, P.C. last revised on May 20, 2019.

The plans have been revised to address the Planning Board Engineer's Comments dated April 23, 2019 in the following manner:

1. At the Planning Board meeting, there was a bit of confusion regarding the proposed building uses. The applicant has converted the first floor of the building (2,400 s.f.) to an office use and will use the basement as storage. The residence use and the spa use are eliminated.
2. No response required.
3. The plan has been revised in the following manner:
 - a. The bulk table has been updated to reflect the correct side yards.
 - b. The top floor (first floor) is proposed as an office use.
 - c. The parking calculation is unchanged based upon the 2,400 s.f. of office.
 - d. The square footage of the first-floor use has been depicted on the site plan as note 8.
 - e. Comment noted.
 - f. The parking area expansion has been further detailed including site topography, grading, proposed guiderail and applicable construction details.
4. The existing light fixtures have been added to the plans where applicable. No new lighting is proposed.
5. The dumpster location has been updated and a detail for an enclosure is provided.
6. The handicap striping is proposed to be updated and a detail provided.
7. An approval box has been added to the plan with the project number.

If you have any questions or require any further information, please do not hesitate to contact our office.

Very truly yours,

LANC & TULLY, PC


John Queenan, P.E.