



VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: LEHIGH EQUITIES SITE PLAN AMENDMENT
PROJECT LOCATION: 49 LEHIGH AVENUE
SECTION 112 – BLOCK 1 – LOT 1.221
PROJECT NUMBER: 22-05
DATE: 20 SEPTEMBER 2022
CONSULTANT: ENGINEERING & SURVEYING PROPERTIES, PC
PLAN DATE: 01 SEPTEMBER 2022
DESCRIPTION: THE PROJECT PROPOSES THE USE CHANGE OF AN EXISTING COMMERCIAL BUILDING. PROJECT IS BEFORE THE BOARD FOR ITS FIRST APPEARANCE THIS EVENING.

1. The application is proposing the change of use for an existing 7,920 S.F. commercial building on an existing 2.30 acre property within Zoning District M-2. The proposed use will be for warehouse space and wholesale storage for light fixtures.
2. The Village Planning Board Project Number (#22-05) should be added to the approval box on Sheet C-1.
3. This project is within a 500-foot distance from the Village of Chester/Town of Chester boundary and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
4. Our office recommends that the Board determine this application having negligible or minimal impact on the environment, a Type II action, which would conclude SEQRA. The Planning Board should discuss with the Attorney for the Planning Board.
5. The proposed hours of operation should be added to the plan notes.
6. A proposed 75' access easement allows improved access onto the 49 Lehigh Avenue property through the adjoining property to the west (Chester Valley Inc- SBL: 112-1-19). It was reported that legal documents for the easement have been prepared and should be provided for review by the Attorney for the Planning Board.
7. Sheet C-1 proposes widening the existing gravel drive behind the building within the existing 50' easement owned by Orange and Rockland Electric Co. It is recommended the applicant receive written approval from the easement owner for the work being proposed within their easement. Site plans should be sent to the easement owner for review.
8. The applicant is proposing to utilize the existing on-site, subsurface sewage treatment system. It is recommended the applicant confirm the size and location of the existing system (septic tank size,

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distribution and absorption system, etc.). Additionally the applicant's engineer should verify the existing system is sufficient for the proposed building use.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read "Jamison Zajac". The signature is fluid and cursive, with the first name "Jamison" written in a larger, more prominent script than the last name "Zajac".

Jamison Zajac, P.E.
Senior Engineer

JZ/st