



**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:** 25 OCTOBER 2022  
**CONSULTANT:** ENGINEERING & SURVEYING PROPERTIES, PC  
**PLAN DATE:** 12 OCTOBER 2022  
**DESCRIPTION:** THE PROJECT PROPOSES THE USE CHANGE OF AN EXISTING COMMERCIAL BUILDING. PROJECT IS BEFORE THE BOARD FOR ITS SECOND 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. 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).
3. 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.
4. The proposed hours of operation (7AM-7PM Sunday-Friday) have been added to the plan notes on Sheet C-1.
5. The proposed truck turning easement description and associated survey has been provided in the applicant's latest submission. The proposed easement allows access onto the 49 Lehigh Avenue property through the adjoining property to the west (Chester Valley Inc- SBL: 112-1-19). This easement will reportedly be granted in the sale of the 49 Lehigh Avenue property.
6. The applicant has reached out to Orange and Rockland Electric Co informing them of the proposed work within their existing easement but has not yet received a response. The applicant has included the original easement document with this submission, which does not appear to prohibit the proposed work within the easement provided O&R's utility lines are kept clear of obstructions for at least 50'. It is still recommended that the applicant provide written acknowledgement from O&R for the proposed work.
7. The applicant has provided stamped design plans for the existing site dated 1989 and prepared by Kevin Wild & Associates Surveyors & Engineers. The plans include design information and locations

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for the site's existing septic system. The existing septic system, as shown, appears sufficient for the proposed building use in accordance with current design standards.

8. The applicant's current site plan shows O&R's easement as 50' wide, however, the provided 1989 site plan shows the O&R easement as 100' wide. Please confirm the width of O&R's existing easement.
9. The applicant should note and locate on the plans all public utilities provided to the site (i.e. water, electric). It is recommended the applicant also show the location of the existing septic tank on the site plan for record.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in black ink, appearing to read "Jamison Zajac".

Jamison Zajac, P.E.  
Senior Engineer

JZ/st