



Montgomery Office:  
71 Clinton Street  
Montgomery, NY 12549  
phone: (845) 457-7727  
fax: (845) 457-1899

Warwick Office:  
17 River Street  
Warwick, NY 10990  
phone: (845) 986-7737  
fax: (845) 986-0245

[www.EngineeringPropertiesPC.com](http://www.EngineeringPropertiesPC.com)

October 12, 2022

Village of Chester Planning Board  
47 Main Street  
Chester NY, 10918

**ATTN: Planning Board Chair, Vincent Rappa**

**RE: W.O. # 1976.01  
LEHIGH EQUITIES  
CHANGE OF USE SITE PLAN  
49 LEHIGH AVENUE  
RESPONSE LETTER**

Dear Planning Board Members,

Please find the enclosed twelve copies of the Site Plans for T&K Estates, LLC (1 Howland Street) dated September 6, 2022. The plan has been revised based on the comment letter from MHE Engineering dated August 16<sup>th</sup>, as well as the comments from the public during the August 16<sup>th</sup> Public Hearing and Planning Board meeting.

Below is an item-by-item response to the review comments issued by MH&E dated 08-16-2022.

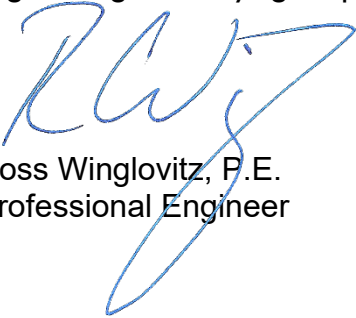
1. No Response Required.
2. The Village Planning Board Project Number has been added to the approval box.
3. No Response Required.
4. No Response Required.
5. Proposed Hours of Operation have been added to the Site Plan on sheet C-1.
6. The truck turning/Access easement description as shown on the site plan is provided along with this submission as well as the survey showing this easement.
7. Our office has reached out to Orange & Rockland Electric Co. and are awaiting response. The easement documents are attached with this submission for reference. This easement does not restrict owners work in the R.O.W. and the proposed work within this easement

is gravel driveway widening which is not interfering or adding any structures that would inhibit access for Orange & Rockland. According to the site plans provided by Kevin Wild & Associates Surveyors & Engineers that were approved for the Tire & Auto Repair Facility, the proposed driveway widening will be extended within the limits of what was shown and approved previously on those plans.

8. Attached are the approved septic plans by Kevin Wild & Associates Surveyors & Engineers for the site that with current standards would be sized for 36 employees. The proposed use for this site expects a total of 5 employees therefore the field has sufficient capacity for the proposed use.

It is our understanding that this addresses the Planning Board comments on the site plan proposed for Lehigh Equities at this time. If you have any additional questions and/or comments please don't hesitate to contact my office.

Sincerely,  
Engineering & Surveying Properties, PC



Ross Winglovitz, P.E.  
Professional Engineer



Michael Puzio  
Project Engineer