

James A. Dillin, PLS

PROFESSIONAL LAND SURVEYOR
38 SCOTCHTOWN AVENUE
GOSHEN, NEW YORK 10924
PHONE (845) 294-9086 FAX (845) 294-3606

NARRATIVE:

- The Applicant proposes to construct a Proposed Light Industrial Building within the IP Zone.
- The Use and Bulk Table are all in compliance with the Town of Chester Zoning.
- The building will have 12 parking spaces and two loading docks to facilitate deliveries.
- The project will be serviced by an individual well and septic system.
- The project is located in a Flood Plain and is being addressed in a separate narrative.

James A. Dillin, PLS

PROFESSIONAL LAND SURVEYOR
38 SCOTCHTOWN AVENUE
GOSHEN, NEW YORK 10924
PHONE (845) 294-9086 FAX (845) 294-3606

NARRATIVE:

In regard to the Eighteen-Eight Group LLC. application, we assert that the site plan containing 3 sheets dated February 16, 2016 are in compliance with Section 98-27 of the Town of Chester Code regarding developing in the Floodplain and Ponding Area Environmental Subdistrict, and can assure you that the building and site use will be safe from flooding and flood-related hazards for the following reasons:

- The proposed building elevation is on a knoll that is fully two feet above the base flood elevation of 474 feet as shown on the FIRM maps dated August 3, 2009. The plans include topography determined in the field, so these are reliable topographic measurements shown at two-foot contours. The plans demonstrate that the building will be elevated at 476 feet, thus meeting the requirements of the Town Code. The structure is to be built on a slab, and therefore the building does not require flood-proofing or other special engineering measures in order to achieve adequate vertical separation from the base flood elevation. No fill is needed or proposed in order to achieve this elevation, as the existing ground elevation for the building is adequate in its current condition and is not proposed to be altered in any way that will put the proposed building in danger.
- The in-ground septic disposal system is also located above the base flood elevation. The well is to be relocated close to the building and therefore will be above the flood elevation. Therefore, the on-site utilities will not be placed in danger from floodwaters.
- The parking lot that is to serve the building is located wholly above the floodplain, though in any case, according to 98-27-B-(5) parking facilities are not required to be located outside/above the flood elevation. The dumpster location is entirely above the flood elevation, which would prevent a potential hazard of a dumpster being carried off downstream.
- Although this is not shown on the plans, any electric transformer that is needed at the site will also be placed above the flood elevation, as will any HVAC installations.
- The means of vehicular access to the site is a driveway to Black Meadow Road. It must be acknowledged that a substantial portion of Black Meadow Road itself in this area is located within the floodplain; and the road is elevated substantially below the proposed building at 470.50 feet in front of the site. Portions of Black Meadow Road located within the floodway have been closed to vehicular traffic by the Town Highway Department during past significant flood events. We understand the Town of Chester has no plans to elevate the entire roadway in these low-lying areas, as this would be an extraordinarily expensive and challenging undertaking that would also involve the need to construct new stream crossing(s). It is further acknowledged that any such temporary flood-related road closure does temporarily restrict access to any properties whose driveways are located within that area for a substantial distance. Other properties that are similarly burdened include, but are not limited to, the parcel containing the Village's water supply plant. The water plant driveway is located across the street from this site and closer to the stream crossing than the proposed site driveway, which is located as far from the stream as possible within this parcel's existing frontage.

The nature of the building use is a light manufacturing facility for stainless steel. The use involves no hazardous liquids or materials, nor does it require 24-hour staffing as a part of the site operation. In the event of a flood event that would involve the need for a partial road closure, there would be ample advanced warning and time to implement a planned shut-down and evacuation of the building, so that no personnel are trapped on the site due to any flood-related road closure. Accordingly, the public health, safety and welfare remains protected, and the intent of Section 98-27 is fulfilled.