



January 23, 2019

Town of Chester Planning Board
Attn: Don Serotta, Chairman
1786 Kings Highway
Chester, NY 10918

Ref: Lake Station Road Industrial Park
Filed Map # 9755
Town of Chester: 17-1-22.1-22.8

Dear Planning Board Members,

Enclosed please find the following as it relates to the referenced property:

- Request for a Planning Board Work Session
- Site Plan Sketch for Lake Station Road Industrial Park
- Copy of the Lake Station Industrial Park filed map.
- Check in the amount of \$250.00 payable to the Town of Chester

The 8 parcels shown on the sketch from the filed map are vacant and in 1 ownership. The proposal is to combine the parcels into one overall parcel and develop the property with 1 warehouse facility. The plan attached meets the bulk requirements for the IP zone. The required parking for the proposal is not met and this is an item we would like to discuss with the planning board. The main thrust of this proposal is to discuss the concept with the planning board and if feasible from the board's perspective to join the parcels and develop the property in this manner.

These items are submitted so that we can be placed on the next available planning board work session, at which time we will be present to further discuss this with the planning board.

If you require any additional materials with regard to this submission please contact me at your earliest convenience.

Thank you,

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence Torro".

Lawrence Torro, PE
Project Engineer

Civil Tec Engineering & Surveying P.C.

139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243
69 Brookside Avenue, Suite 223, Chester, NY 10918 Tel 845.610.3621

Civil-Tec.com