

May 1, 2018

Town of Chester Planning Board

Project Narrative

1251 Kings Hwy., LLC

This is a 3 lot minor subdivision consisting of 38.89 acres, located at the corner of Kings Hwy. and Bellvale Rd... We are proposing 1 existing lot and 2 new lots. The project is within the IP Zoning District.

The project will consist of constructing 2 new warehouse buildings, we are looking to keep the excavation and fill amounts similar so as to reduce the amount of material being taken off site. The project was laid out so we didn't have a major impact on the existing wooded areas, thus limiting the amount of timber harvesting, grading on the project shall be limited to the areas of the new construction only and will be limited to the minimal amount required.

Traffic flow for the project is anticipated to be minimal tractor trailer and box truck deliveries, during normal daytime business hours. The number of employees shall depend on the amount of deliveries scheduled for any particular day, we are anticipating a minimum of 4 people and a maximum of 10 people on any given day at each warehouse building.