

September 20, 2022

Town of Chester Planning Board
Attn: Melissa Foote, Planning & Zoning Secretary
1786 Kings Highway
Chester, NY 10918

Ref: Superio-193 Black Meadow Road
Town of Chester: 6-1-100

Dear Planning Board Members,

Enclosed please find the latest/updated plans for the subject project. Revisions and modifications to the plans are based upon comments from the Planning Board and Town.

Comments from the Town Engineer, Alfred A. Fusco dated July 7, 2022:

1. *Stormwater design of systems proposed.* The stormwater systems proposed are included in the plan set and the Stormwater Pollution Prevention Plan (SWPPP). The SWPPP has been submitted for review for compliance with the General Permit for Stormwater Activities. We have also attached the MS4 Acceptance Form, so if the SWPPP is deemed acceptable by the Town, it can be completed and signed so that we can submit it to the New York State Department of Environmental Conservation (NYSDEC).
2. *Review variances and parking requirements; consider phantom parking.* The variances as granted are included on the plan sheet 1 as General Note #8. For consideration by the Planning Board, we have proposed that the 27 parking spaces along the south westerly building wall be kept as “reserve or phantom” parking spaces. This area will be lawn and in the future if it is deemed they are needed they can be constructed (see General Note #9). We have left the proposed parking space design as shown in the SWPPP and on the plan sheets, so that if they are constructed in the future they will be in compliance with the Stormwater regulations.
3. *Identify water needs for the project, i.e. sprinkler if required.* The architectural plan has been updated to include provisions for a sprinkler system to service the facility. Since municipal water is not available to service the facility, onsite water storage and pump system will be required for fire protection. The final design of the tank and pump system will be included in the plan set submitted to the building department for a Building Permit (see General Note #10).
4. *Adequacy of existing landscape.* For discussion by the Planning Board. I believe at a previous meeting a board member remarked that they felt the existing landscaping as adequate and in good condition.

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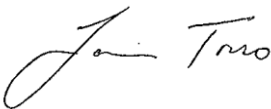
5. *Review lighting under new code.* Comment was made at the last planning board meeting that certain lights did not meet with the town's lighting code so the lighting plan was revised to have the one light type that meets the town code.
6. *Wetland disturbance permit from DEC required.* As discussed at the previous meeting the NYSDEC is looking for a SEQRA determination from the Planning Board in order to consider the submission complete and review the application for the Adjacent Area disturbance.
7. As discussed at the previous meeting, the facility does not store or sell hazardous materials (you can see a complete line of their products at superiobrand.com). Household products and tools for the bathroom, kitchen, and laundry as well as items for storage and closet organizing.

These plans are being forwarded to you so the project can be placed on your October Planning Board agenda at which time will be present to further discuss the proposal with the board. We would ask the Planning Board, if they are satisfied with the plan modifications/revisions, of the submission, that they consider a negative declaration for the project and a Conditional Site Plan Approval so we can move forward with the NYSDEC and the disturbance permit.

If you require anything additional prior to the meeting, please contact our office.

Thank you.

Sincerely,



Lawrence Torro, PE
Project Engineer