



March 22, 2023

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

Ref: 1597 NY Route 17M; Black Meadow Crossing
Town of Chester: 2-1-2.1

Dear Planning Board Members,

Please find attached the following as it relates to the referenced project:

- Site Plan titled, "Black Meadow Crossing", prepared by our office.
- Architectural rendering for the existing barn reconstruction.
- Architectural rendering for the Dance Studio/Daycare building.

The current site plan now incorporates a proposal for the potential reconstruction of the existing barn to be utilized as a temporary dance studio until the main facility is completed. At that time it would then be retrofitted to contain office space.

The main portion of the site plan has been modified to now have a large portion of the parking in the rear of the building as opposed to the previous plan that had a large portion of the parking in front.

There are still technical issues that need to be addressed relating to sewer, water and stormwater management. The applicant is looking for direction on the potential of the reconstruction of the existing barn. It is intended to service this facility with a well and a 3,000 gallon septic holding tank. Once the rear facility is completed the holding tank would be converted to a pumping facility and the effluent pumped to the septic system on the main parcel. They are also looking for feedback on the present layout and the provided Architectural renderings. Once this latest proposal is worked out, we will continue finalizing the technical issues associated with the project.

These plans are being submitted for placement of the project on your April 5th Planning Board Work Session, at which time we will be present with the applicant to further discuss the proposal with the planning board.

Please let me know if you need anything further at this time.

Thank you.

Sincerely,

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

Lawrence Torro, PE
Project Engineer

Civil Tec Engineering & Surveying P.C.

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