

ARDEN CONSULTING ENGINEERS, PLLC

February 17, 2021

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

Re: Application for Site Plan Approval
Davidson Drive Holdings, LLC
Section 17, Block 1, Lots: 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8
Premises: Lake Station Road

Narrative

Dear Chairman Serotta & Planning Board Members:

Arden Consulting Engineers, PLLC is providing this narrative letter on behalf of Lake Station Holdings LLC (the “Applicant”) regarding the above-referenced project.

The proposed site plan consists of a 166,000 SF warehouse situated on 16.07 acres within an IP Zone located on a vacant parcel located off of Lake Station Road in the Town of Chester.

The project will attempt to balance site grading to reduce the amount of material being removed from the site. The project has been designed to minimize disturbance to the NYSDEC Wetland and the 100’ adjacent buffer. The warehouse will be served by a subsurface septic system and an individual drilled public water supply well.

Traffic flow for the project is anticipated to be typical tractor trailer and box truck deliveries associated with this type of warehouse use. The number of employees can range from 10 to 50 people depending on the amount of deliveries scheduled for that particular day.

We look forward to being placed on the March 3, 2021 Planning Board agenda to discuss this matter. Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC



Michael A. Morgante, P.E.

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