

ERS ENGINEERING CONSULTANTS, P.C.

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August 28, 2015

Mr. Dimitrios Lambros
Zoning Board of Appeals Chairman
Town of Chester
1786 Kings Highway
Chester, New York 10918

Re: Project Narrative

Site Plan prepared for Kips Bay Holding of Warwick, LLC
Trade Trans-Corp.
173 Black Meadow Road
Chester, New York 10918
Section 6 Block 1 Lot 106

Dear Mr. Lambros:

The Applicant, Kips Bay Holding of Warwick, LLC is requesting an Area Variance from the Town's Zoning Ordinance. The request is for relief of parking requirements under §98-22c (1)(b) warehouse or wholesale establishment: 1 space per every 500 square feet of gross floor area.

With the proposed gross floor area of 61,019 square feet, the required amount of parking would be 122 spaces. Relief is requested for a reduction to an amount of 24 spaces due to limitation of the site including existing development, federal and state wetlands, and associated NYSDEC 100 ft. wetland buffer (Adjacent Area).

The Applicant is proposing an expansion of an existing warehouse facility located at 173 Black Meadow Road in the Town of Chester, New York. The site is located within the "IP" zone known as Section 6 Block 1 Lot 106 and containing 9.61 acres of land. Currently, the site is utilized for warehouse facility purposes having an existing building area of 41,019 square feet. The proposed expansion of an additional 20,000 square feet is planned on the south west side of the existing building. The proposed expansion footprint will occupy 10,562 square feet of existing impervious area.

The warehouse operation has an employee count of 18 and there will be no increase. Presently, the operation has 24 existing parking spaces and is more than adequate to accommodate the current number of employees.

We respectfully request that this matter be placed on the next available Zoning Board of Appeals meeting for discussion.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Griggs".

David Griggs