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June 17, 2015

Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

ATTN: Don Serotta, Chairman

**RE: W.O. # 1114.01
LAVIANO SITE PLAN
PROJECT NARRATIVE**


Dear Chairman Serotta and Board Members:

Engineering & Surveying Properties, PC has been retained by JJLV Properties to prepare a Site Plan for the +/-2.0 acres lot located within the GC zone in the Town of Chester. The proposed use desired is a gasoline filling station with accessory convenience retail which is a permitted use in the GC zone subject to Site Plan Approval by the Town of Chester Planning Board. The site will be service by an individual well and septic system. Based on the preliminary grading plan the site will require approximately +/-20,000 cubic yards of cut to bring the site to subgrade for the proposed layout. This will result in a disturbance area of approximately 1.6 acres. This disturbance area will not affect any state or federal wetlands or adjacent areas. There are also no 100-year floodplains located on the site to be effected by the proposed development.

Please place this matter on the next available Planning Board agenda for Sketch Plan discussion.

If there are any questions and/or comments please do not hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC



Jay Samuelson, P.E.
Principal

cc: Applicant
file