

# **LJA** | **Leonard Jackson Associates Consulting Engineers**

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April 16, 2019

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

Re: **Black Meadow Creek Warehouse**  
**LJA #18061**

Att: Members of the Work Session

Dear Work Session Members:

The attached application is for a Work Session for a 50,800 s.f. Warehouse in the IP Zone in the Town of Chester. This project site is encumbered by a DEC designated Wetlands on the north east portion of the property and a federal wetlands on the south west portion. We have avoided any disturbance in the DEC wetland Adjacent Area, but are unable to avoid the Chester wetland regulated area surrounding the Federal Wetlands. No disturbance is proposed in the Federal Wetlands.

Preliminary Hydraulic and Hydrologic Analysis have been prepared for this project which indicates there is no rise in the 100 year flood plain for this project thereby meeting the FEMA requirements for building in the floodway. The Base Flood elevation based on the FEMA FIS is 474.4. We propose to raise the warehouse floor to an elevation of 477.5. This exceeds the requirement that the lowest floor elevation be two feet above the base flood elevation.

The building is to contain 50,800 s.f. of floor area for distribution and storage. It will be serviced by 10 to 14 loading docks. The parking requirement is 102 parking spaces. We provided 111 spaces. The entrance from Black Meadow Road will require a bridge crossing over Black Meadow Creek, Trib 4. The Bulk Table and project dimensions are provided on the Layout Site Plan, dwg. #2. No variances are required for this project.

We request to be laced on the next available Work session agenda to discuss this project.

Very truly yours,



**LEONARD JACKSON ASSOCIATES**  
Rhonda Smith

Attachment

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