



ERS ENGINEERING CONSULTANTS, P.C.

ENGINEERING RESOURCE SERVICES

August 5, 2015

Planning Board Chairman
Town of Chester
1786 Kings Highway
Chester, New York 10918

Re: Section 6 Block 1 Lot 106
Sketch Site Plan
Trade Trans-Corp.
173 Black Meadow Road
Chester, New York 10918

Dear Planning Board Chairman:

The proposed project is for the Trade Trans-Corp. owned by Kips Bay Holding of Warwick, LLC and involves constructing an addition to an existing commercial building located on a 9.6 +/- acre parcel of land on Black Meadow Road in the Town of Chester, Orange County, New York. The project proposes the construction of a 20,000 square foot (sf) addition of which 10,562 sf. is over an existing pavement. The parcel is not adjacent to any existing surface waters and a drainage ditch lies along Black Meadow Road. The parcel lies in the Town of Chester zoning district IP (Industrial Park).

The site is mostly level, ranging 6–8 feet in elevation across the entire length and width of the property. The site has been developed with an existing commercial building and paved parking. There are several trees located in the rear of the property identified on the site plan. However, there will be no impact with regards to tree clearing or timber harvesting. There is no evidence of significant erosion under present site conditions.

Excavated material for the proposed cistern and parking relocation, located on the western portion of the site, will remain on site and will be utilized as fill. Estimated excavation would be 300+/- cubic yards. The estimated amount of fill, anticipated, for the project would be 1,500+/- cubic yards. The area of grading expected would be 27,950 square feet, including the fire access road. The project as planned would require an impact on the 100 foot buffer on New York State regulated wetlands as follows:

- Proposed building expansion – 2,385 square feet
- Proposed fire access – 2,252 square feet

Total amount of site preparation within the 100 foot Adjacent Area would be approximately 4,637 square feet. The entire proposed expansion falls within the 100 year floodplain.

We respectfully request being placed on the next available Planning Board Meeting.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Dal Griggs".

David Griggs