

Project Narrative

R.I. Suresky & Sons, Inc.

The Project Site is located along the westerly side of Kings Highway (aka County Highway 13) with road frontage on Elkay Drive as well. The Project Site consists of 15.50 acres and is located within the Industrial Park (IP) Zoning District. The portion of the Site proposed for development was used as a gravel bank decades ago. The southwesterly portion of the Site is wooded with mature trees and the balance of the Site, previously mined, is in early successional growth consisting of a mix of evergreens and deciduous trees. The Site received site plan approval from the Town of Chester Planning Board back in 2003 for a 126,800 square foot warehousing and manufacturing facility. There exists on the Site three (3) small wetlands. Wetland A is a non-jurisdictional isolated wetland and Wetlands B and C are federally regulated wetlands consisting of approximately 0.2 acres.

The site plan illustrates that the Site will be accessed from Elkay Drive from the north side of the Project Site. The proposed action includes the construction of a 12,500 square foot building where automobiles will be received from manufacturers via car haulers and will be finished/cleaned and prepped for sale. Upon completion, the cars will be staged on-site prior to distribution to the dealership. The building will also store sales and promotional materials and seasonal maintenance equipment. In addition, the Site will be developed in such a manner as to allow the staging of approximately 680 automobiles. A portion of this staging area will be paved and a portion of it will be compacted gravel.

It is anticipated that there will be 7 – 10 car hauler trailer deliveries per week. During full operation, it is expected that there will be ten (10) employees at the facility. Hours of operation will be 8:00 a.m. - 6:00 p.m. Monday through Friday and 8:00 a.m. - 5:00 p.m. on Saturday. All vehicular trips to the Site will be via Elkay Drive.

The proposed building will be serviced by an individual sanitary disposal system and individual well which will be designed and installed in accordance with New York State sanitary codes and regulations. Site improvements will also include requisite stormwater management facilities, security system, site lighting and landscaping. It is anticipated that approximately ten acres of the Project Site will be cleared for the implementation of the proposed Site improvements.

The Applicant is preparing a Stormwater Pollution Prevention Plan (SWPPP) which will specify stormwater management facilities including green infrastructure, where applicable, sediment and erosion control plan, construction sequencing and maintenance of erosion control measures.

On-site security will include perimeter chain link fencing (8' where the Site is accessible by foot traffic). The main entrance will have a 20' mechanically operated rolling gate. There will be a state-of-the-art high resolution surveillance camera system installed with approximately eight (8) on-site cameras with infrared technology and motion sensing capability. The security system is redundant and is monitored live off-site by a certified security service and has a direct link to local police departments.

Site lighting will be provided through approximately twenty-four (24) 18' LED fixtures on poles. The fixtures will be certified by the International Dark Sky Association as a product providing sharp cut-off and fully shielded luminaires that are dark sky friendly.

The proposed project layout will preserve the existing vegetation along the southeasterly and southwesterly property lines. In accordance with Section 98-19(B) and (C) (*Buffer Strips and Landscaping*), these property lines are subject to a 50' wide vegetative buffer as they abut residential districts. Additional landscaping and screening will be provided in accordance with the Zoning Code and at the direction of the Planning Board. It is anticipated that the Site will be a balanced site regarding cuts and fills with minimal grading required to implement the project. There is no floodway or 100 year floodplain on or adjacent to the Project Site. (See attached aerial photograph.)