

ARDEN CONSULTING ENGINEERS, PLLC

January 16, 2024

Town of Chester Planning Board
Don Serotta – Chairman
1786 Kings Highway
Chester, NY 10918

Re: Application for Site Plan Approval
VA Lake Station Holding LLC
Section 17, Block 1, Lot 21

Narrative

Dear Chairman Serotta & Planning Board Members:

Arden Consulting Engineers, PLLC is providing this narrative letter on behalf of VA Lake Station Holding LLC (the “Applicant”) regarding the above-referenced project.

The proposed site plan consists of a 102,750 SF light industrial use building situated on 17.56 acres within an IP Zone for a vacant parcel located off Lake Station Road in the Town of Chester.

The project will be served by an access driveway onto Lake Station Road and it is anticipated to be limited to right in and right out only for large tractor trailers. The project has been designed to prevent disturbance to the NYSDEC Wetland and the 100’ adjacent buffer. The building will be served by a subsurface septic system and an individual drilled public water supply well.

Traffic flow for the project is anticipated to be typical tractor trailer and box truck deliveries associated with this type of use. The number of employees can range from 10 to 50 people depending on the amount of deliveries scheduled for that particular day.

We look forward to being placed on the February 7, 2024 Planning Board agenda to discuss this matter. Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC



Michael A. Morgante, P.E.

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