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October 24, 2018

By Overnight Mail

Hons. Richard Ramsdell & Vincent Rappa and
the Members of the Planning Board
Village of Chester
47 Main Street
Chester, NY 10918

◦ Also admitted in DC
◦ Also admitted in CT
◦ Also admitted in NJ
◦ Also admitted in MD

**Re: Walgreen Eastern Co., Inc.
Application to Locate Storage PODs on Site
89 Brookside Avenue, SBL 110-2-1.11 / 110-2-2**

Chairmen Ramsdell/Rappa and the Members of the Planning Board:

This firm represents Walgreen Eastern Co., Inc., (“Applicant”) the operator of the Walgreens Store (formerly Rite Aid) located at 89 Brookside Avenue (“Site”). The Applicant is seeking to amend its Site Plan in order to permit it to maintain two (2) storage PODs at the rear of the Site (“Application”). We respectfully request that this Application be placed on your Board’s next Work Session Agenda so that we may review the proposal in anticipation of commencing the formal review process at your November 27, 2018 Regular Meeting.

As you are likely aware, the Applicant operates a retail pharmacy at the Site in accordance with the Village’s B-2 General Business Zoning Regulations. The Applicant is seeking to locate two (2) PODs at the Site for additional storage space in order to accommodate for a smaller than typical storage area in the main building. Each proposed POD measures 16’ x 8’ x 8’, and would be located at least 8’ from the rear yard pursuant to Section 98-12(A)(2) of the Village Zoning Code. In order to avoid obstructing internal vehicular travel lanes on the Site, the PODs would occupy two (2) parking spaces closest to an existing dumpster. Blocking two (2) parking spaces would not impact the Applicant’s conformity to the Village’s parking regulations, as there would still be fifty-nine (59) parking spaces available, whereas fifty-seven (57) are required to accommodate the 8,500 square feet of retail space in the principal building.

The proposed siting of the PODs would ensure that there would be minimal, if any, impacts to the surrounding commercial neighborhood. There is a significant tree screen between the Site and the adjacent commercial properties to the south, as well as Route 6 to the west. The principal building would screen the PODs from vehicular and pedestrian traffic traveling on Route 17M to the east, and West Avenue to the north. The PODs would also be located on an existing paved parking area, so there would be no increase in impervious surface at the Site. Accordingly, we submit that this Application complies with all standards governing your Board's issuance of site plan approval.

In support of the Application, enclosed please find ten (10) sets of the following materials:

- Site Plan Application Packet;
- Existing Conditions and Amended Site Plans, dated October 11, 2018, prepared by Bergmann, P.C.; and
- Short Environmental Assessment Form;

We are also providing pdf copies of the above materials under sperate cover via electronic mail. In addition, the Applicant is providing a check in the amount of \$550.00 to cover the Application Fee, and a second check in the amount of \$1,000.00 to cover the required Escrow fee.

We look forward to appearing before your Board to review this proposal. If you have any questions or require further information, do not hesitate to contact us. Thank you for your attention to this matter.

Very truly yours,

ZARIN & STEINMETZ

By:



David J. Cooper

Encls.

Cc (via electronic mail w/out encls.):

Walgreen Eastern Co., Inc.

Bergmann, P.C.

Richard Rosen (Site owner)