



# ATZL, NASHER & ZIGLER P.C.

ENGINEERS - SURVEYORS - PLANNERS

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## Summerville Industrial Park

### Narrative Summary

The project site is identified on the Village of Chester Tax Map as Section 116 Block 1 Lots 1.2 and 2 with an address of 3923 and 3921 Summerville Way in a M-1 Light Manufacturing-Research District.

The existing site has a lot area of 39.97 acres and is currently vacant. There is a wetland (DEC# WR-8) onsite consisting of 16.5 acres, overhead power line easement and fronting on Summerville Way, Route 94.

The Applicant is seeking site plan approval for a proposed 781,130 sq. ft. warehouse. The lower floor warehouse is 404,960 sq. ft., the upper floor warehouse is 367,170 sq. ft., and the office (common area) is 9,000 sq. ft. The proposed plan includes 255 surface parking spaces, 62 truck docks, and 3 garage doors.

This plan required a Village of Chester Site Plan review, Village of Chester Zoning Board of Appeals variance for building height, and a permit from the Orange County Sewer District.

Thank you for your time and consideration.