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May 10, 2023

BY HAND

Hon. Vincent Rappa, Chair
And Members of the Planning Board
Village of Chester
47 Main Street
Chester, New York 10918

RE: Amended Site Plan Approval
25 Oakland Avenue – M-2 (manufacturing) Zoning District
Nexans Energy Building (SBL: 104-1-6 & 7/120-1-1)

Dear Chair Rappa and Members of the Planning Board:

On behalf of 25 Oakland LLC (Applicant), we respectfully submit the enclosed Amended Site Plan application to repurpose the existing Nexans Energy building located at 25 Oakland Avenue in the M-2 (Manufacturing) zoning district (Site).

Project Summary:

The Applicant is seeking Amended Site Plan Approval to convert the existing Nexans Energy building from manufacturing to warehousing. The building is an existing 273,065 square foot (SF) facility that was previously utilized to manufacture electric cabling. The Applicant is proposing to divide the building into three (3) units (i.e., tenant) spaces for use as warehousing:

1. Unit Space #1: This is the largest proposed unit space that divides the building vertically and occupies approximately half the square footage available: ¹
 - 140,130 SF warehouse with office space
 - 12,150 SF exterior storage
 - 6 existing loading docks
 - 2 proposed loading docks (20' x 45' [900 SF] building addition proposed)
 - 27 dedicated parking spaces
 - 1 ADA parking space

¹ Note the layout of the unit spaces was altered based on feedback from the Town during the Work Session held on April 6, 2023. Previously, Unit Space #1 divided the building horizontally and occupied the front half facing Oakland Avenue.



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2. Unit Space #2: This is the second largest unit space available:

- 70,710 SF warehouse with office space
- 13,000 SF exterior storage
- 4 existing loading docks (no new loading docks proposed)
- 5 dedicated parking spaces
- 1 ADA parking space

3. Unit Space #3:

- 63,130 SF warehouse
- 12,150 SF exterior storage
- 3 proposed loading docks
- 17 dedicated parking spaces
- 1 proposed ADA parking space

The Site has ten (10) existing loading docks, and the Applicant is proposing to add five (5) additional for a total of fifteen (15) loading docks. No new parking spaces are proposed or required. The Applicant is proposing to allocate 48 of the 165 existing parking spaces to specific Units, with the remaining 117 spaces available for use by any of the three Units. In addition, the Applicant is allocating exterior storage space that was previously used by Nexans for the same purpose to each Unit. Other than the five new loading docks and the 20' x 45' (900 SF) building addition to accommodate the two additional loading docks for Unit #1, no changes or expansions are proposed for the building.

Traffic:

Enclosed is a Trip Generation Comparison Letter. As noted in the Letter, the proposed warehouse use will generate substantially less traffic than the manufacturing use. In fact, the proposed warehouse use will generate approximately 70% less peak hour traffic than the manufacturing use.

SEQRA:

It is respectfully submitted the proposal is a Type II action under SEQRA. See 6 NYCRR §§ 617.5(c)(9) & (18). Type II actions have been determined not to have a significant impact on the environment. See 6 NYCRR § 617.5(a).



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Materials Submitted in Furtherance of the Request for Amended Site Plan Approval:

Enclosed please find ten (10) copies the following materials submitted in furtherance of the request for Amended Site Plan approval:

- Attachment A: Planning Board Application Form
- Attachment B: Short Environmental Assessment Form
- Attachment C: Trip Generation Comparison Letter, prepared by DTS Provident, dated May 10, 2023.

Also enclosed are ten (10) copies of the Site Plan, prepared by LAN Associates, dated May 10, 2023.²

The Applicant looks forward to discussing the proposal further with the Planning Board at its May 23, 2023 Regular Meeting. Should you require anything further in the meantime, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink that reads 'Alec R. Gladd'.

Alec R. Gladd

Enc.

Cc: Stephen Honan, Esq., Planning Board Attorney
Lanc & Tully Engineering and Surveying, Planning Board Engineer
John Orr, Building Inspector
Anthony F. Morando, Esq.
25 Oakland LLC
Robert Scherreik, Pyramid Brokerage Company
LAN Associates
DTS Provident

² It is the Applicant's understanding the Planning Board Clerk will calculate the Application Fee upon submission.