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June 15, 2023

VIA EMAIL AND HAND DELIVERY

Chairman Vincent Rappa
And Member of the Planning Board
Village of Chester
47 Main Street
Chester, New York 10918

***Re: Application for Site Plan Approval
PDJ Components Inc.***

Dear Chairman Rappa and Members of the Planning Board:

This firm represents PDJ Components, Inc./35 Brookside Avenue, LLC (the “PDJ”), the owner of 31 Brookside Avenue (SBL 114-1-10.2), 33 Brookside Avenue (SBL 114-1-10.1) and 35 Brookside Avenue (114-1-17), Chester, NY 10918 (collectively, the “Property”) in their application for site plan approval and special use permit. **See Enclosed** [Application Forms]. The Property is currently improved with PDJ Components’ lumber manufacturing use and related buildings. We began the Planning Board review process on May 4, 2023, where we discussed the proposed development with Planning Board Chairman Vincent Rappa, John Orr, Building Inspector, Stephen Honan, Esq., Planning Board Attorney, Kristen O’Donnell, Village Planner, and Sandra Vanriper, the Planning Board Secretary. We received various comments from the Village’s officials which prompted our formal application to the Planning Board for site plan approval.

Simultaneously, the Village Board of Trustees (“Village Board”) has been in the process of rezoning various parts of the Village’s Manufacturing District, which includes the Property, in an effort to expand the Village’s existing business district. The Applicant was aware the rezoning would result in the existing use becoming non-conforming in the prior B2 District and could potentially hinder redevelopment of the existing use. Taking that into consideration, the Village Board amended Village Zoning Code § 98-9(A)(2) to permit expansions of a non-conforming use greater than 15% of the existing floor area via a Special Use Permit from the Village Board based

on a showing that:

- a. The proposed expansion will not adversely alter the character of the neighborhood; and
- b. The proposed expansion will not have more of deleterious effect on the neighborhood and adjoining properties than the existing nonconforming use. In determining deleterious effect, the Village Board of Trustees shall take into consideration, among other things, traffic safety, nuisance characteristics, manner of operation, visual impact and the specific conditions of the premises; and
- c. The proposed expansion improves existing conditions on the subject premises and may reduce existing impact, including but not limited to noise, dust, lighting, refuse, aesthetics, parking, etc.

As such, the Applicant's is also seeking a Special Use Permit from the Village Board for its proposed expansion herein. The Project will not adversely alter the character of the neighborhood and will ultimately revitalize an existing use with upgraded building features and landscaping. The proposed expansion will improve the current conditions of the Property with the incorporation of landscaping to remove dust and a new façade that borders the Village's new business corridor. We will be applying to the Village Board simultaneously with our Planning Board application.

Proposed Project

As demonstrated by the enclosed Site Plans, prepared by Civil Tec Engineering and Surveying and dated, June 12, 2023 (the "Site Plans"), the Applicant is proposing to construct a 32,900 s.f. new addition in the front of the Property, which will provide approximately 9,200 s.f. of office space for the Applicant's workers. *See Enclosed* [Site Plans]. The new addition will have a modern facade that will be visible from NYS Highway 17 and will blend with the surrounding business uses. *See Enclosed* [Architectural Renderings]. The Applicant intends to add parking for office workers in the front which will be surrounded by new landscaping and a new border fence. Additionally, existing truck parking for the Project Site will be moved to the rear of the Project Site to mitigate any visual impacts. The Applicant is also proposing to reconstruct the existing building in the rear to provide a modern lumber manufacturing facility. Lumber will still be stored on the outside of the Property, however, it will be maintained under the maximum height requirement of 35 feet.

In accordance with the comments received from the Village's officials, the Applicant intends on reducing impervious coverage on the Property by removing some of the concrete pads and incorporating more landscaping into the design. The Applicant intends to eliminate the various concrete patches in the front yard and add landscaping around the Project Site to reduce excessive dust build up along nearby streets. The intent of these improvements is to construct an efficient lumber manufacturing facility and to reduce existing impacts, such as dust and trash build up.

Lastly, the Applicant has provided visual animated renderings of the Project we would like to share at the Planning Board meeting. The animated renderings will give a perspective of how the redevelopment will look driving along Brookside Avenue.

Conclusion

Based on the above, the proposed Project will comply with the Village's site plan requirements, as well as the Village's special use permit standards for expansion of a non-conforming use. The Project will continue to provide a valuable business in the Village and revitalize the existing site with an aesthetically pleasing design.

In furtherance of the above, we submit ten (10) copies of the instant letter and abovementioned enclosures.

We respectfully request to be placed on the Planning Board's June 27, 2022 meeting agenda. We look forward to speaking with you about the Project. Please do not hesitate to contact me with any questions or concerns at (518) 487-7719 or dalbano@woh.com.

Yours Truly,

/s/ Dominique G. Albano

Dominique G. Albano

cc: Eli Goldberger, PDJ Components
Larry Torro, P.E., Civil Tec Engineering and Surveying PC
Brian Nugent, Esq., Village Board of Trustees Attorney
Kristen O'Donnell, Village Planner
Stephen Honan, Esq., Village Planning Board Attorney