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October 12, 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. We received comments from the Village's consulting engineer, John Queenan, P.E., regarding the Project. Our responses were a coordinated effort between our office and Civil Tec Engineering and Surveying in the enclosed Response to Comments Memorandum.

In addition to the Response to Comments Memorandum, the Applicant is enclosing updated Site Plans. The Site Plans provide a more accurate representation of the project's office space, manufacturing space, parking areas and proposed landscaping. At the direction of the Planning Board, the Applicant has included more plantings in the front of the Property along the privacy fence, as well as throughout the parking areas facing Brookside Avenue. The Applicant is preparing a Landscaping Plan for a future submission. Further, the Applicant is in the process of preparing updated Architectural Renderings, a Lighting Plan, and SWPPP.

Also, at the June 2023 Planning Board meeting, it was brought to the Applicant's attention

that there were some suspicions as to the current use of the Applicant's Property for other business efforts. The Applicant would like to clarify some questions that were raised with regard to the Property's use. The Applicant is and only has ever used the Property for their lumber yard operations. The Applicant will only use the proposed office space in support of the onsite lumber operations.

Further, the Applicant is committed to cleaning up the trash that runs along Brookside Avenue. We want to keep our community clean for the Village and our surrounding neighbors. Thank you for bringing this issue to our attention.

We hope to discuss the Project revisions with the Planning Board at its October 24, 2023 meeting agenda and continue to submit additional information in response to comments received. 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.

Very truly yours,

/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