



David Niemotko Architects

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October 12, 2023

**Vincent Rappa, Chairman
Village of Chester Planning Board**

47 Main Street

Chester, New York 10918

Via: Hand Delivery & Email Submission

**Re: 6 Kings Highway Chester, NY 10918 [SBL: 114-4-1]
New Wholesale & Storage Building**

Board Members:

Please accept this planning board submission for your review. The numbering corresponds directly with Lanc & Tully's comment letter dated September 21, 2023.

1. This project will include tenants that comply with the wholesale and storage use. These tenants would have a retail portion that displays their products while manufacturing or assembling the components of the products in their associated warehouse. We believe typical tenants could be:
 - a. Plumbing showroom and supply
 - b. Electrical showroom and supply
 - c. Party entertainment
 - d. Metal / Steel works showroom and assembly
 - e. Cabinetry / kitchen showroom

In addition, we expect the hours of operation to be 7:00am to 6:00pm on Mondays to Fridays, 8:00am to 5:00pm on Saturdays.

2. We acknowledge that the Village currently meets its sanitary sewer capacity. We appreciate the opportunity to utilize the existing capacity of the existing house and design a temporary facility until sewer connections become available.
4. The title block title has been revised for consistency.
5. The total building area, and areas for each use have been identified on the plans.
6. 2200 SF for a showroom/retail space accessory to wholesale use is proposed within the building.
7. Rear egress has been identified on the plan.
8. The building shall have a max height of 35 ft along the west side of the building and is accessible to a firetruck.
9. The ADA ramp has been added to the plans.
10. Angled parking spaces have been lengthened to 21 ft.
11. LOD has been revised to include water and sewer construction.
12. We acknowledge that the easement is owned by New York State. We believe that it is a NYS DOT easement and look forward to their review for clarification of this easement and overall site review.

14. Driveway entrance widths have been reduced and sight distances have been shown on the plan.
15. The third loading zone has been designed to the front of the building and parallel to Kings Highway. It will be labelled as a loading zone with the understanding that the tenants will need to unload the trailer at this location with a machine, i.e forklift, and transport the products back to the building.
18. We look forward to OCDPW and NYSDOT review of the project. Once determined from their reviews, we will sub-consult for a traffic report or study.
19. The project is currently in the SHPO review process.
20. We will note on the plans the need for compliance with the NYSDEC regulations regarding the time frame of the year for clearing and protection of the endangered species.
21. A drainage analysis is in progress and shall be provided in a future submission.
22. The EAF has been revised.
23. Pavement design details have been correlated.
24. The record owner and applicant are indicated on sheet C-1 of the plans.
25. Please see the attached original signed survey.
26. Proposed landscaping has been added to sheet C-5 of the plans.

We look forward to continuing the process towards approval and referring the project to the interested agencies.

Sincerely,



David Niemołko (Electronic Signature)

Registered Architect

Enclosures: (10 copies) Revised Short EAF, dated 9-12-2023.
(10 copies) Revised Site Plans C-1 to C-7.1, last revised 10-12-2023.
(10 copies) Original Stamped Survey, dated 2/16/2023