

April 9, 2024

Village of Chester Planning Board  
47 Main Street  
Chester, NY 10918  
Attn: Sandy VanRiper, PB Secretary

Ref: PDJ Components, Inc.  
31-35 Brookside Avenue  
Village of Chester:114-1-10.1, 10.2 & 17

Dear Planning Board Members,

Please see the attached revised/modified plan sheets for the referenced project; Specifically:

- Cover Sheet for PDJ Truss; last revised April 9, 2024
- Site Plan for PDJ Truss; last revised April 9, 2024

Pursuant to our last appearance before the planning board and comments at that time we have made the following changes/modifications to the plan:

1. The parking layout has been modified so that the front yard area now contains a larger portion of the required parking. This modification is due to the Board's concern of the front yard area being utilized for material storage.
2. On the Cover Sheet, we have indicated the breakdown of the various uses within the footprint of each building.
3. Provided a water usage table on the Cover Sheet. It demonstrates that utilizing all water savings fixtures for the project, the savings will accommodate the additional employees without adding additional sewer flow to the system.

We realize that there are still outstanding items required due to this modification to the plans and the Village Engineer's previous comment memo (03/25/2024), but we are looking for a potential acceptance to this conceptual plan, so then the applicant can proceed to the Village Board for consideration of approval of the expansion of an expansion of a pre-existing non-conforming use.

Once the applicant has completed that process, we can then come back to the Planning Board with a complete plan set for review.

These documents are being submitted for the April 2024 Planning Board meeting at which time we will be present to further discuss the proposal with the board.



If you require anything additional regarding this proposal prior to the meeting, please do not hesitate to contact our office.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Lawrence E Torro".

Lawrence E Torro, PE  
Project Engineer

**Civil Tec Engineering & Surveying P.C.**

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