

CRS International, Inc.
PROJECT NARRATIVE

Lands of Ralph Fleming, Trustee
Joseph Giachinta Testamentary Trust B f/b/o Suzanne Giachinta
2761 Route 9, Cold Spring, NY
Tax ID 38.-3-54

CRS International, Inc. (the company) intends to purchase the captioned property and build a warehouse and office building thereon. Toward that end, the company has made application to the Philipstown Planning Board for approval of its site plan for the project. If approved, the new facility will provide additional space for the company's current business activities and allow the consolidation of its warehouse locations.

Established in 1982, CRS International, Inc. specializes in the importation and distribution of fashion brands from all over the world into the USA. The company offers customized services for brands and provides all the needed import and logistics services necessary for the brands to conduct business in the USA.

The new building will house all the operations and storage of CRS International, Inc. These operations include: (1) general office administrative work (order processing, payment collections, etc.); and)2) warehouse operations (pick & pack, inventory, shipping/receiving). When operational, it is anticipated that the employee count will be twenty-six (26) comprised of 18 office employees and 10 warehouse employees, for which on-site parking has been provided. Generally, each employee will arrive and depart using their own vehicle.

Typical hours of operation are Monday-Friday 8:30am to 5:00pm. However, there is a seasonal nature to the business that sometime required employees to work on weekends in order to complete the orders and make critical deadlines. That being said deliveries to and from the location will only occur during normal business hours, Monday through Friday. Generally, we expect two (2) tractor-trailer visits and two (2) 26ft. box trucks per day. Other routine daily visits to the site are, and daily pick-up and drop-off from small parcel carriers (UPS, FedEx). Other visits to the site are infrequent.

Water and Sanitary Waste will be provided by the existing well and septic system, which were built by the previous owner. As indicated in the Engineer's Report, the existing septic system is larger than necessary to accommodate the needs of our staff.

Trash will be removed from the site by a Commercial Carter, who will provide a container for the purpose.

Electricity and communication services will be provided by commercial suppliers via the overhead wire systems available along Route 9 in front of the property. Electricity will be augmented by solar panels that will be installed on the roof of the new building.