



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

David E. Church, AICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

Local Referring Board: Town of Chester Planning Board

Applicant: Joel Schreiber

Project Name: 191 Lehigh Avenue

Proposed Action: Site Plan for change of use on existing industrial site from commercial office use to contractor's offices and buildings with indoor and outdoor materials and equipment storage and caretaker apartment

Reason for County Review: Within 500 feet of the Town of Chester/Village of Chester boundary

Date of Full Statement: June 19, 2018

Referral ID #: CHT 10-18M

Tax Map #: 3-1-14.1

Local File #: none provided

Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Environmental Concerns: The Short Environmental Assessment Form prepared for this project notes that the site is located in an archaeologically sensitive area, that the site contains or is adjacent to wetlands, and that the site contains either known occurrences of or habitat suitable for the timber rattlesnake and the northern long-eared bat, both endangered or threatened species in the State of New York. We have reviewed the project site and although widespread wetlands are known to occur in the area, it does not appear that the project site itself contains or is adjacent to wetlands regulated by the New York State Department of Environmental Conservation or the United States Army Corps of Engineers. We note that the site may contain both archaeological sites and/or habitat for the timber rattlesnake or northern long-eared bat. While no additional buildings or exterior changes to the existing buildings are proposed at this time, the applicant does propose outdoor materials and equipment storage that does not currently occur onsite. We advise the Town that a Phase IA Archaeological Assessment and a Habitat Assessment Survey should be conducted on the project site.

County Recommendation: Local Determination

Date: June 20, 2018

Prepared by: Megan Tennermann, AICP, Planner

David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at www.orangecountygov.com/planning.