

Via E-Mail
November 6, 2023

Mr. Don Serotta, Chairman
Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

Davidson Drive Holdings, LLC
Town of Chester, Orange County, New York
Colliers Engineering & Design Project No. 23002650A

Dear Chairman Serotta and Members of the Planning Board,

Colliers Engineering & Design (CED) has conducted a review of the revised Site Plans prepared by Arden Consulting Engineers, PLLC revision dated August 7, 2023 for the proposed Davidson Drive Holdings, LLC. Based on our review of this revised Site Plan it is our understanding that the Project is no longer proposing access to Lake Station Road as was previously proposed with a driveway aligning opposite Paradise Lane. Access to the Project will now be provided via a connection to Davidson Drive which connects directly to Bellvale Road (CR 82). The following comments are provided for the Planning Board's consideration.

1. The now proposed access configuration alleviates many of the prior concerns with respect to truck traffic along Lake Station Road and at the Paradise Lane intersection. It is our opinion that the previously proposed improvements along Lake Station Road and at the intersection of Bellvale Road & Lake Station Road are no longer required to accommodate the Project generated traffic.
2. Details of the easement agreement or other documentation between the Applicant and the adjacent property owner that permitting the connection to Davidson Drive should be provided to the Planning Board for review.
3. The Site Plan appears to indicate that the connection to Davidson Drive will be via a 30-ft. wide gravel roadway. Given the anticipated truck traffic generated by the Project, this area should be paved. If paving of this area is not possible, the Applicant should describe why this cannot be done and provide details of regular maintenance of this area that will be required. Details of the structural capacity of the connection to Davidson Drive should also be provided.
4. The Project should be referred to Orange County Department of Planning & Department of Public Works for review of Project modifications including the access to Bellvale Road via Davidson Drive.

5. The Project previously proposed 63 passenger car parking spaces and 13 truck spaces. The Project now proposes 57 passenger car parking spaces and 13 truck spaces. The Project will continue to satisfy the minimum parking requirement based on the Town Code assuming 45 employees as indicated on the Site Plan. Any approval granted for the Project should limit the total number of employees to 45 employees in one-shift as previously discussed with the Planning Board.
6. Our January 30, 2023 and March 1, 2023 requested an analysis of historical crash data for the latest 5-year period. This information was pending an NYSDOT FOIL request at the time of the last submission by the Applicant and should be provided to the Planning Board for review.
7. Lastly, it is our understanding that a revised traffic study and/or supplemental traffic analysis is in the process of being prepared by the Applicant's traffic engineer. At a minimum this analysis should provide a capacity analysis of the Bellvale Road/Davidson Drive intersection which was not previously included in the Traffic Studies for the Project. In addition, sight distance for this Bellvale Road/Davison Drive intersection should be reviewed.

Our office will conduct a further review of the additional traffic information to be provided by the Applicant upon receipt. Please do not hesitate to contact our office regarding any questions or comments on the above items.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.



Richard D'Andrea, P.E., PTOE
Assistant Department Manager