



TOWN OF CHESTER PLANNING BOARD REVIEW

Project Name: Davidson Drive Holdings, LLC

Project Location: Davidson Drive, immediately north of Lake Station Road
SBL: 17-1-22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7 and 22.8

Reviewed by: Kristen O'Donnell

Date of Review: October 30, 2023

Plans Reviewed: Site Plans prepared by Arden Consulting Engineers, PLLC last revised 8/7/2023

Project Summary: The application is for construction of a 166,024 square foot light industrial building to be served by onsite private wells and septic system. The Project Site is located in the IP Zone where light industrial uses are permitted with Site Plan approval.

Comments:

1. The revised plans reflect a change in site access from Lake Station Road to Davidson Drive based on public comments received on the project. The applicant has submitted an easement agreement with the adjoining property to facilitate access to this road. This will reduce overall disturbance on the site, reduce wetland impacts and send all traffic out to Bellvale Road/CR 82. The Board's traffic consultant can comment on the technical implications of this plan change.
2. The Project is a Type 1 Action under SEQRA based on the size of the structure and amount of disturbance. The Planning Board declared its intent to be Lead Agency in May of 2021 and a notice was circulated. No further action was taken on this project. We defer to the Board and its traffic engineer to determine if the plan modification presented is sufficient to mitigate traffic impacts or if amendments to the applicant's traffic analysis are warranted to make this determination.

This concludes our comments at this time. If you have any questions or wish to discuss further please contact our office.