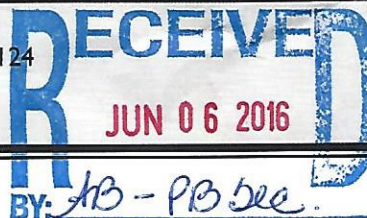




Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

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David E. Church, AICP  
Commissioner

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### 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:** James Theodoreu

**Project Name:** Eighteen Eight Group

**Proposed Action:** Site Plan for new development of 9600 sq. ft. industrial building and appurtenant improvements on existing 23.3 acre parcel

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

**Date of Full Statement:** May 10, 2016

**Referral ID #:** CHT 07-16M

**Tax Map #:** 6-1-102

**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:

Stormwater Management: Although the problems are not in the immediate vicinity of the project site, there are known drainage problems along Black Meadow Creek Road. We advise the Town to require the inclusion of onsite stormwater management facilities such as bioretention facilities, retention or detention ponds, or other methods of onsite water storage. If necessary, the water can be moved offsite through the use of a subsurface drainage system; however we encourage the applicant to retain stormwater on the project site and allow it to infiltrate onsite over time.

Cumulative Impacts: The proposed development is adjacent to the recently-reviewed Zircar Ceramics project (County Referral ID# CHT 03-16M) on the south and west, and the property adjacent to the Zircar Ceramics project on the east is also owned by the Eighteen-Eight Group. We advise the Town that if the projects are developed serially, the individual impacts of each project may be small but the cumulative impact of development of all the properties may be substantial. We advise the Town to require a traffic study, wetland protection and stormwater management plan, and noise study for the Black Meadow Road corridor as a whole.

#### County Recommendation: Local Determination

**Date:** May 27, 2016

**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 on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).