

ARDEN CONSULTING ENGINEERS, PLLC

September 11, 2020

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

Re: Application for Subdivision & Site Plan Approval
1251 Kings Highway, LLC
Premises: 1251 Kings Highway (SBL 17-1-99.21)

Response to Comments

Dear Chairman Serotta & Planning Board Members:

Arden Consulting Engineers, PLLC is providing this letter on behalf of 1251 Kings Highway, LLC (the "Applicant"), in response to the comments received from Karen Arent Landscape Consultant ("KALA") and the September 2, 2020 Public Hearing Comments regarding the above-referenced project. The paragraphs below contain the Applicant's responses in bold.

KALA 8/5/2020 Comment Letter

General Comment

1. A note on the plans lists ryegrass (annual or perennial) as a slope stabilizer. Roundstone seed Mix 201 - Native Strip Mine & Gas Production Site Mix should be used instead. (888-531-2353 / 270-531-3034). Mix 201 contains 7 native grass species and 7 native wildflower species which will provide habitat and nutrition for native pollinators (including birds). A nurse crop is recommended for this mix. For fall through spring, 20 to 32 Pounds of Oats per acre or 2 to 4 Pounds of Annual Rye per acre are recommended. For summer, 6 to 8 Pounds of Brown Top Millet per acre is recommended.

Response: The Slope Stabilization, Seeding Method and Mulch notes on the Erosion & Sediment Control Plan (sheet 12) has been revised accordingly.

Building 1:

Existing hedgerows will help screen the building and parking area. Although there are gaps in the hedgerow on Kings Highway, they will be sufficiently filled in by the proposed screening. We have the following concerns with regard to the proposed landscaping:

2. There are concerns that *Betula nigra* will not thrive on upland areas. The cultivar 'Dura-heat' is recommended for uphill locations. Also, replace half of the proposed *Betula nigra* with *Nyssa sylvatica*.

Response: This has been revised accordingly on the Landscaping Plan.

3. *Pinus strobus* between the entrance and parking lot should be moved downhill toward the building 65' or so, from the stormwater management basin south. This will enable the proposed deciduous trees to grow larger and the downhill evergreen screening to grow larger and unimpeded, providing future winter screening for the parking lot and building.

Response: This has been revised accordingly on the Landscaping Plan.

4. Five (5) *Nyssa sylvatica* should be planted between the stormwater management basin and the parking lot to provide screening of the building from views from Kings Highway at the entrance. Ten (10) *Thuja plicata* 'Green Giant' should be planted on the curve near the driveway entrance on building side of the stormwater management basin to provide screening coming south on Kings Highway. An additional 2 or 3 *Nyssa sylvatica* should be planted along the driveway curve closest to Kings Highway.

Response: This has been revised accordingly on the Landscaping Plan. Every attempt was made to provide the plant quantities requested if there was adequate room to do so, but in this case it appears nine (9) *Thuja plicata* were implemented.

5. The row of proposed screening along Kings Highway should end at the location of the existing sign along Kings Highway to screen the views of the building and parking lot while driving north on the road. Fifteen (15) *Pinus strobus* along Kings Highway should be planted further downhill, approximately 15' from the parking lot, in a staggered placement by the south west end of the building to screen the building and parking lot from the road and to maintain the rest of the existing view corridor.

Response: This has been revised accordingly on the Landscaping Plan. Every attempt was made to provide the plant quantities requested if there was adequate room to do so, but in this case eleven (11) *Pinus Strobus* were implemented.

Building 2:

6. The applicant should keep the proposed *Pinus strobus* in their current location and replace *Acer rubrum* with *Pinus strobus*, two-by-two in the row closest to the property line. Proposed *Betula nigra* should be planted behind the row closest to the property line.

Response: This has been revised accordingly on the Landscaping Plan.

7. Proposed *Pinus strobus* should be interspersed with 30 large-growing native shrubs which are deer resistant and tolerant of clay soils such as *Hamamelis virginiana*, *Aronia melanocarpa*, *Rhus glabra*, and *Sambucus canadensis*.

Response: This has been revised accordingly on the Landscaping Plan.

8. Proposed *Acer rubrum* should be moved downhill toward the proposed building by 45', maintaining staggering and separation to give the trees more room to grow and become thick and full. Twenty-five (25) percent of the proposed *Acer* species should be *Acer saccharinum*, which should be placed where extra screening height is needed.

Response: This has been revised accordingly on the Landscaping Plan.

9. Most of the hedgerow will not remain around the proposed entrance. Screening should be reinforced following the same planting pattern as the rest of the proposed screening.
Response: This has been revised accordingly on the Landscaping Plan.

10. Screening should be highly reinforced along the property nearest to the railroad crossing, on the project-side of the wetlands from the corner of the property to the edge of the proposed building. This should follow the same planting pattern as the other proposed screening.

Response: This has been revised accordingly on the Landscaping Plan.

Responses to Public Hearing Comments

The paragraphs below contain responses to questions that were received at the September 2, 2020 Public Hearing.

Hours of Operation

The proposed hours of operation for the warehouses is 7am to 10pm Sunday through Saturday which is shown as note 13. on the Title Sheet. Site construction hours are weekdays and Saturday from 7am to 7pm as shown under the Construction Activity note on sheet 12.

Lot 1 Fencing

A 4' tall split rail fence is now shown along the southerly property line of Lot 1. It should be noted there is a large row of plantings on Lot 2 along this common property line which adds an additional protective measure.

Existing Barn - Lot 1

Note 14. has been added to sheet 1 stating "EXISTING BARN ON PROPOSED LOT 1 IS NOT TO BE USED FOR COMMERCIAL PURPOSES UNLESS APPROVED BY THE TOWN OF CHESTER PLANNING BOARD."

Note 15. Has been added to sheet 1 stating "EXISTING BARN ON PROPOSED LOT 1 SHALL BE REPAINTED & OVERGROWN VEGETATION SHALL BE REMOVED."

Truck Traffic

ITE Trip Generation, 10th Edition + supplement, was utilized to determine the average daily truck trips generated for each warehouse. It appears that 24 average daily truck trips will be generated for each warehouse. This appears to be a very conservative number for a 40,000 SF warehouse. The Full EAF has been updated to reflect this truck traffic information. A copy of the ITE trip generation data plot has been attached to this letter for reference.

Water Demand

Water demand for this project was calculated using the 2014 NYSDEC Standards for Intermediate Sized Wastewater Treatment Systems. The calculated water demand of 450

gpd is shown on sheet 6. A 4-bedroom house uses 110 gpd/bedroom for a total of 440 gpd. Each warehouse's water demand is similar to that of a 4-bedroom house.

Warehouse Building Size, Loading Docks & Colors

The building size for each proposed warehouse is 40,000 SF. There are two loading docks proposed for each warehouse. It is our opinion that the warehouses should implement an earth tone color similar to burnished slate as found on the color sample chart submitted. This color is similar to the All State Fabrication building located at 400 Bellvale Road in the Town of Chester which blends very well into the natural landscape.

Landscaping Guarantee

Note 1. on sheet 10 has been revised to state all plant materials will be guaranteed for a period of 3 years which is consistent with the Town of Chester code requirements.

SWPPP Operation & Maintenance Agreement

The Project SWPPP lists the current property Owner as the responsible party for Operation & Maintenance associated with each warehouse facility. Operation & Maintenance requirements are also provided in the report. The Applicant takes no exception to any Stormwater Operation & Maintenance Agreements that the Town of Chester will require as part of the Planning Board Approval Process.

Site Lighting

All proposed lighting fixtures and light poles are downlit only and fully shielded. Foot-candle illumination does not encroach onto neighboring properties. The ample landscape screening that has been provided will further minimize any potential impacts.

Outdoor Storage

There is no outdoor storage proposed for any of the proposed warehouses or existing dwelling.

We look forward to being placed on the October 7, 2020 Planning Board agenda to discuss this matter. Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC



Michael A. Morgante, P.E.

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Warehousing (150)

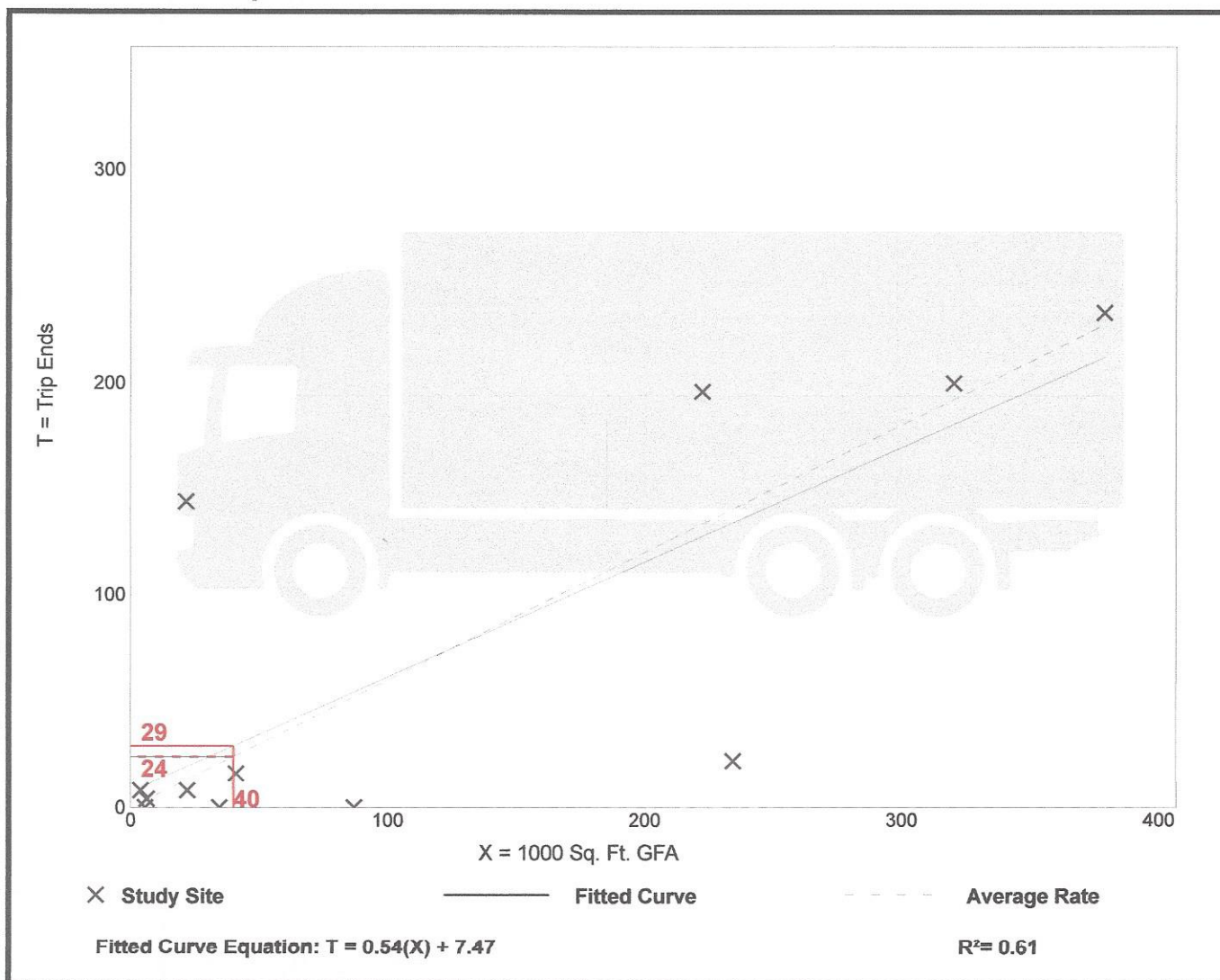
Truck Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 115
Directional Distribution: 50% entering, 50% exiting

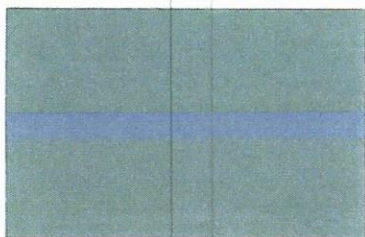
Truck Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.60	0.00 - 6.66	0.86

Data Plot and Equation



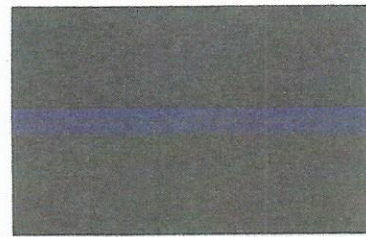
Color Selection Guide Featuring TRINAR®



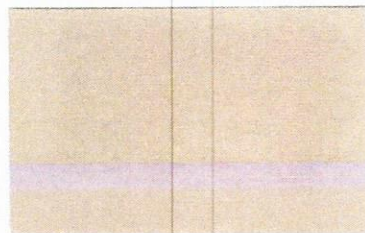
02 - SLATE BLUE



03 - ARCTIC WHITE*



04 - CHARCOAL GREY



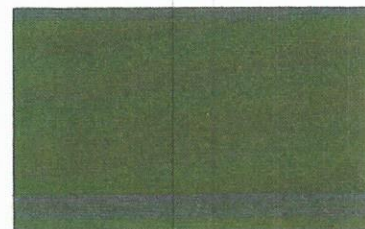
05 - BUCKSKIN TAN*



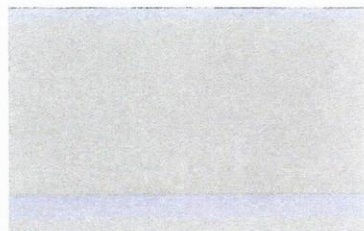
06 - BURNISHED SLATE



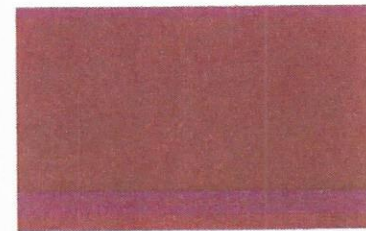
07 - PARCHMENT*



08 - EVERGREEN



09 - ASH GREY*



10 - ANTIQUE RED*



11 - CHOCOLATE BROWN



12 - HARBOR BLUE



13 - LIGHTSTONE*

TRINAR® 70% Fluoropolymer

This tough, flexible, strongly-bonded finish provides the following benefits:

- Excellent UV resistance • Excellent heat resistance • Excellent chemical resistance
- Unparalleled gloss and color retention • Uses only the highest quality ceramic and inorganic pigments for the finest metal finish available
- Resists chalking, fading, chipping and cracking • Resists staining due to airborne pollutants

* TRINAR® CC colors, formulated in TRINAR's® COOL CHEMISTRY® Series, contain ceramic infrared reflective pigments which are designed to reflect infrared energy and comply with Energy Star guidelines.

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