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

JAN 30 2017

BY: AB-PB 5/11

Local Referring Board: Town of Chester Planning Board

Applicant: BAZS, LLC

Project Name: Castle - Workshop

Proposed Action: Site Plan for new construction of 4,800 sq. ft. workshop on existing developed site

Reason for County Review: Within 500 feet of NYS Route 17M and NYS Route 17/Interstate 86

Date of Full Statement: January 19, 2017

Referral ID #: CHT 03-17M

Tax Map #: 2-1-61.2

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:


Potential Flood Hazard: The project site is located in an AE zone according to the Federal Emergency Management Agency (FEMA) and the Flood Insurance Rate Maps (FIRM) issued in 2009 and covering this property. The applicant has included an elevation certificate for this property stating that the Base Flood Elevation (BFE) for this property is 528.50 feet. The FIRM map covering this property, Map Panel No. 36071C0456E, shows the location of the workshop to be between BFE 424 and BFE 430, so we believe this elevation certificate merely has a typo, that the BFE for this portion of the subject property is actually 428.50, and that both floors of the proposed workshop are above the determined BFE. We encourage the applicant and the Town to verify this assumption and if necessary, have the elevation certificate corrected.

We do note that the project site contains a pond fed by Black Meadow Creek. We encourage the applicant to ensure that the Creek is protected during construction of the proposed workshop, and we encourage the applicant to prepare an amendment to their existing Stormwater Pollution Prevention Plan, taking into account the loss of recharge and infiltration area and the increase in runoff resulting from the new construction of the workshop.

County Recommendation: Local Determination

Date: January 23, 2017

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.