



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: January 27, 2023

Plans Reviewed: Site Plans prepared by Arden Consulting Engineers, PLLC last revised 3/21/2022

Project Summary: The application is for construction of a 166,000 square foot light industrial building to be served by onsite private wells and septic system with access from Lake Station Road.

Comments:

1. The Project Site is located in the IP Zone where light industrial uses are permitted with Site Plan approval. It appears from the bulk table provided that no variances are required.
2. Section 98-1 of the zoning code states, "*Where IP, OP or I Districts are located across a street from a residential district the front or side yard of a proposed use facing said street shall be landscaped to the satisfaction of the Planning Board, and no vehicles shall be allowed to be parked in the first 50 feet of the front or side yards facing such street.*" While the proposed parking exceeds the parking setback requirement, no landscaping is proposed in the front of the building to buffer the structure from the residential zone directly across the street. It is noted that the building will be approximately 20 feet higher than the road so any plantings would need to be close to the building to be effective.
3. The applicant should address how they meet the NYS Fire Code requirement for aerial apparatus access roads which are to be not less than 15-feet and not greater than 30-feet from the building for buildings over 30 feet in height and how they meet the fire code for two means of fire access for buildings over 124,000 square feet.
4. Building egress locations should be shown on the site plan to confirm sidewalk access.
5. The proposed driveway and parking lot encroaches on the 100 foot well protection area and the 200 foot well control area appears to go off the subject property. This will need to be reviewed and approved by the health department.
6. A comment was raised regarding the proximity of the proposed loading area and the well protection area for the adjacent property. We do not believe the plans provided depicts the accurate location of the adjacent well so we do not believe this will be a concern.

SEQR

7. The Project is a Type 1 Action under SEQR 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. We do not recommend any SEQR determination at this time.
8. We have reviewed the Full EAF and have the following comments:
 - The chart on page 2 should include the Orange County Health Department of approval of the water system and Town DPW for road improvements within the Lake Station Road right-of-way.
 - Response on D.1a states the project consists of residential and commercial in nature. No other project documents refer to residential development. This should be clarified.
 - The response to D.2.b should be corrected to 'Yes' and the remainder of this section should be completed. The project proposes encroachment into the NYSDEC wetland adjacent area.
 - The response to D.2.d should be corrected to 'Yes' and the remainder of this section completed. The project will generate wastewater.
 - Question D.2.e.iii requires a response;
 - The EAF states the project will operate from 7AM to 10PM with no overnight hours. This should be noted on the site plan.
 - The EAF states the project will not utilize any pesticides or herbicides on the site and will not include bulk storage of petroleum, other chemicals or any hazardous waste. These are important mitigations to protect the underlying aquifer and should be noted on the plans.
 - Question E.2.c requires a response
 - The EAF states the project site has the potential to contain sensitive habitat for bog turtles and Northern-Long Eared Bats. An evaluation of potential impacts should be provided. If the standard clearing restriction mitigations are to be implemented, a note should be provided on the site plans.
 - The response to question E.3h should be corrected to 'Yes' as Goosepond Mountain State Park is within 5 miles of the Project Site.
 - While the project site is identified as having the potential for archaeological sensitivity, a letter has been received from NYS Office of Parks, Recreation and Historic Preservation concluding no impacts are anticipated.

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