



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: February 24, 2023

Plans Reviewed: Site Plans prepared by Arden Consulting Engineers, PLLC last revised 2/6/2023

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. 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 our previous comments. We defer to the town engineer and building inspector regarding fire code compliance.
2. 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. The EAF has been revised as requested, however, no plan note has been added related to clearing restrictions related to Northern-Long Eared Bats. If the standard clearing restriction mitigations are to be implemented, a note should be provided on the site plans.

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