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JUN 10 2019

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: Simon Ostreicher

Project Name: Ostreicher

Proposed Action: Minor Subdivision to create three lots in the IP zoning district; Site Plan for existing development on proposed Lot 1 and new warehouses on proposed Lots 2 and 3

Reason for County Review: Within 500 feet of County Routes 13 (Kings Hwy) and 82 (Bellville Rd)

Date of Full Statement: May 7, 2019

Referral ID #: CHT 04-19N

Tax Map #: 17-1-99.221

Local File #: none provided

Comments:

The Department has received the above referenced site plan and minor subdivision 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:

County Road Encroachment: The applicant proposes one new encroachment onto Bellville Road (County Route 82) for the warehouse development on proposed Lot 3, and two new encroachments onto Kings Highway (County Route 13). We advise the Town to ensure that all proper permits are obtained, and that the Orange County Department of Public Works is given a chance to review this project to determine whether the encroachment locations are suitable.

Wetlands Protection: The applicant has had a field survey done, and there are approximately 12.5 acres of wetlands on the property that are under the jurisdiction of the New York State Department of Environmental Conservation. None of the proposed development is within the wetlands area, nor within the 100' wide buffer immediately adjacent to the wetlands area, although Proposed Building #2 on Lot 3 is quite close. We advise the Town that the proposed development on Lot 3 should be located in the field exactly where proposed on the site plan to ensure both that the development does not encroach into the wetland and is located a safe distance from County Route 82.


Stormwater Management: The proposed additional development will increase impervious surface on these properties by approximately 3.5 to 4 acres. The applicant proposes to direct stormwater runoff to the onsite wetlands to maintain the onsite hydrology, which we support. We advise the Town, however that the proposed stormwater basins should incorporate plantings that will absorb more of the oil, automotive fluids, and other harmful chemicals that could impact the wetlands, or will allow these harmful chemicals to filter into the soil onsite prior to entering the wetlands. Other measures that allow water to infiltrate onsite prior to entering the wetlands could also be incorporated into the project design.

Parking: The applicant has proposed "shadow parking" by setting aside an area of land to be developed for parking at some future point if it is needed. We commend the applicant for minimizing the increase in impervious surface onsite through this measure, and we support the idea.

County Recommendation: Local Determination

Date:

Prepared by:



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 online at www.orangecountygov.com/planning.