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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: Pomegranate Solutions LLC
Project Name: Pomegranate Solutions LLC
Referral ID #: CHT 06-20M
Tax Map #: 17-1-83, 84, 85, 86
Local File #: none provided
Proposed Action: Site Plan for new construction of 120,000 sq. ft. light industrial building with incorporated 6,000 sq. ft. of office space and appurtenant structures and development
Reason for County Review: Within 500 feet of active farmland located within Orange County Agricultural District No. 1; within 500 feet of County Route 82
Date of Full Statement: November 10, 2020

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:

Traffic Study: The applicant has stated in the Full Environmental Assessment Form prepared for this project that traffic will increase during weekday mornings and evenings. We advise the Town to have a traffic study prepared for this project to ensure that the roads in the area can handle the increased traffic and determine what mitigation measures may be necessary to maintain or improve traffic conditions.

Water Supply Protection: The project site is proximate to the Northern NJ Basin Sole Source Aquifer. We advise the Town to require bioretention and infiltration measures such as rain gardens, permeable pavement and green roof technology to retain as much stormwater onsite as possible. This will restore the aquifer, but also filter the stormwater appropriately to ensure that contaminants are not introduced to the drinking water supply. We note that bioretention areas are shown in the construction details of the site plan set but are not shown on the site plan itself; if a bioretention area is proposed for the site, we advise that its location should be shown on the site plan.

Endangered Species: The project site currently contains habitat suitable for the Northern Long-Eared Bat and the Bog Turtle. We advise the Town to ensure that any clearing necessary for construction is done in accordance with best practices recommended by the New York State Department of Environmental Conservation.

Other Environmental Constraints: The applicant is proposing to fill less than 0.1 acres of wetland that is under the jurisdiction of the United States Army Corps of Engineers (ACOE). The applicant will need to contact the ACOE and obtain a permit prior to any work being done in the wetland. The property is also within 500 feet of active farmland located in Orange County Agricultural District No. 1. As the applicant proposes an industrial use for the building, there will need to be measures in place to ensure that the Northern NJ Basin and the soil on the project site remain uncontaminated in order to protect farm operations in the area. Any manufacturing that occurs onsite will need to comply with air quality regulations as well.

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By JT-PB Secretary

See reverse side

Parking: We note that there is no parking schedule included on the plan set; the onsite parking provided does appear to be sufficient. The proposed 11 loading spaces are double-stacked which may cause issues with the onsite traffic pattern; we advise the Town to have the applicant complete an onsite circulation plan that accounts for truck movements during deliveries and combined vehicle movements at shift changes.

Lighting and Landscaping: The proposed landscaping is minimal and includes no discussion of plants for the bioretention area that may or may not be included in this proposal. Additional plant materials may be helpful in softening the appearance of the building, retaining stormwater and carbon onsite (particularly in woody-stemmed plants), and reducing noise from the onsite operation, all factors that the Town may wish to consider. We note that the applicant has proposed 20' high light poles rather than 30' or 35' poles; we support this measure, as it will keep light directed onto the areas of the site that require lighting instead of spilling offsite.

County Recommendation: Local Determination

Date: March 22, 2021
Prepared by: Megan Tennermann, AICP
Acting Senior Planner

Alan J. Sorensen, 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.