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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: Suresky & Sons Inc.

Project Name: Suresky & Sons Inc. Vehicle Inventory Center

Proposed Action: Site Plan for new construction of vehicle staging and distribution center

Reason for County Review: Within 500 feet of County Route 13 (Kings Highway)

Date of Full Statement: September 21, 2017

Referral ID #: CHT 09-17M

Tax Map #: 6-1-70.12

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:

Green Infrastructure/Runoff Reduction: Although the proposed stormwater management structures seem to be adequate for the stormwater volume anticipated to occur onsite, we note that none of the proposed stormwater management will allow much onsite infiltration. The Stormwater Pollution Prevention Plan prepared for this project shows that no impervious surface coverage reduction techniques were included in the project design. We further note that the parking lot is noted to be a combination of pavement and compacted gravel, which is known to have similar runoff characteristics to pavement. We advise the Town to require additional Green Infrastructure measures in keeping with the New York State Stormwater Design Manual, which will allow pollutants to filter out of the stormwater runoff before it enters the groundwater supply. This could include pervious pavement options—products similar to asphalt pavement have been used with great success in various locations in Orange County—along with other infiltration options that do not require significant commitments of limited site area.

Traffic and Load Impacts: Although the proposed project does not take direct access from Kings Highway, trucks traveling to the project site will use Kings Highway, thereby increasing the truck traffic on a two-lane road, and increasing wear and tear on the pavement. We advise the Town Highway Superintendent to work with the County Department of Public Works to determine what the impacts resulting from this project are likely to be, and to determine appropriate mitigation.

County Recommendation: Local Determination

Date: October 19, 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.