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Town of Chester Planning Board

Site Plan Review

Project Name: VA Lake Station Light Industrial Development

Project Location: Lake Station Road
SBL: 17-1-21

Reviewed by: John Queenan, P.E. / Kristen O'Donnell

Date of Review: March 5, 2024

Plans Reviewed: John Queenan, P.E./ Kristen O'Donnell

Project Summary: The project proposes construction of a 102,750 square foot light industrial building which will include 4,000 square feet of office space, to be served by individual well and onsite septic system with access to Lake Station Road on a 17.56 acre site in the Industrial Park (IP) Zone.

Outside Agency Required at this time:

1. Orange County Health Department for Water Supply
2. NYSDEC Stormwater SPDES and Wetland Validation
3. NYS Building and Codes for potential fire access waiver
4. NYS SHPO

Comments:

1. The Project Site is located in the IP Zoning District where Light industrial uses, including manufacturing, assembly, converting, packaging, altering, finishing, cleaning or any other processing of materials involving the use of only oil, gas, electricity or the equivalent are permitted with Site Plan approval. From the bulk table provided, it appears that the project meets all bulk requirements of the zone.
2. The front yard is listed as 50 ft on the drawing and 60 ft within the bulk table, please revise for consistency.
3. The zoning code bases parking for light industrial uses on the total number of employees. As the narrative does not disclose a particular end-user of this site, the number of employees is an estimate at this time. We suggest the applicant use the maximum number allowable by building code or the applicant may need to return to the planning board if the ultimate user of the site exceeds this initial projection.
4. The project narrative should address the project's conformance with the performance standards of 98-18.

5. The project narrative indicates a right turn in right turn out driveway, this should be reflected on the plan. This configuration will route traffic towards Kings Highway along Lake Station Road into the Town of Warwick. A full traffic study should be submitted for the Planning Board's consideration. The contents of this study should be presented to the Board prior to preparation.
6. Width of the proposed sidewalk should be provided with drop-curbs at appropriate locations.
7. The subject property contains NYSDEC regulated wetlands. The plans should be submitted to the NYSDEC for boundary validation.
8. The date of the wetland delineation should be added to the note on Sheet 1. No disturbance of the wetlands or 100-foot required buffer is currently shown. This may change as the project design develops.
9. The existing conditions plan should identify all isolated trees over 8" diameter as required by Section 98-30.F(2)(b).
10. The IP District use when 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.
11. Site distances for the driveway should be provided.
12. The site will require a second means of fire access per the NYS Fire code.
13. The building height should be verified as the front corner appears to have an exposed wall of 63.5' in height.
14. Septic design shall be provided within future submissions.
15. Full SWPPP shall be provided within future submissions.
16. Lighting and landscaping plans will be required as the plan progresses.
17. Based on the amount of total disturbance, the project will require the preparation of a full SWPPP.
18. A noise analysis should be discussed with the Planning Board due to the proximity to the adjacent residential neighborhood.
19. Plans should include construction details for items such as sidewalks, pavement, Town specification for pavement, ADA parking/ access and proposed refuse enclosures.
20. Building access on the south side of the building should be shown on sheet 3.
21. Any areas of outdoor storage should be identified on the plan or a note should be placed on the plan stating no outdoor storage will occur without return to the Planning Board.
22. The truck dock spaces do not appear to accommodate the trailer shown at 45 ft.
23. The slope along the dock area is too steep for trailer/dock doors.
24. Entering trucks appear to go over the curb at the entrance.
25. Snow storage areas should be provided.
26. The sidewalk along the building appears to be well below the first floor of the building. Is the building two levels?
27. The office area should be delineated on the plan.
28. The applicant has provided a long EAF to initiate SEQR. We have the following comments on this document:
 - The EAF identifies an approval required from the Town ZBA.
 - NYSDEC Stormwater SPDES should be listed.
 - Question D.1 h should be answered yes for the potential stormwater areas.
 - Item D.2c,v requires a response.
 - The school district is Warwick Schools.

- The applicant will need to justify the answer that a substantial increase in traffic is not expected. Also the hours of operation do not match the note on the plan.
- The EAF identifies the site as having the possibility of containing habitat for Bog Turtles and Northern Long-eared bats. An investigation of potential impacts to these species should be provided.
- The EAF identifies the site as having the potential to contain archaeological resources. The applicant will need to coordinate with SHPO.
- The project site is within 2 miles of state parkland (Goosepond Mountain State Park). The applicant will need to address potential impacts to this resource.

29. The application does not appear to require referral to Orange County Planning Department.

This concludes our comments at this time. If you have any questions or require anything further, please contact our office.