



ATZL, NASHER & ZIGLER P.C.

ENGINEERS - SURVEYORS - PLANNERS

Web: www.anzny.com

May 8, 2023

Village of Chester
Planning Board
47 Main Street
Chester, NY 10918
Attn: Vincent Rappa - Chairman

Summerville Industrial Park Environmental Assessment Form

The project site is identified on the Village of Chester Tax Map as Section 116 Block 1 Lots 1.2 and 2 with an address of 3923 and 3921 Summerville Way in a M-1 Light Manufacturing-Research District.

The existing site has a lot area of 39.97 acres and is currently vacant. There is a wetland (DEC# WR-8) onsite consisting of 16.5 acres, overhead power line easement and fronting on Summerville Way, Route 94.

Within the January 17, 2022 Comprehensive Plan on page 80, under 82 Economic Development Goals this site is described as “shovel – ready”. On page 82 the Nucifora Boulevard and Elizabeth Drive as light industrial park that has access to central water and broadband, which are prerequisites for many industries. The light industrial park is “shovel ready,” meaning the infrastructure is in place to accommodate new buildings.

This comprehensive Plan strongly supports efforts to attract new businesses to shovel-ready sites within the light industrial park in order to broaden the Village’s tax base while expanding employment opportunities for its residents

The Applicant is seeking site plan approval for a proposed 781,130 ± sq. ft. warehouse. The lower floor warehouse is 404,960 ± sq. ft., the upper floor warehouse is 371,670 ± sq. ft., and the office (common area) is 4,500 ± sq. ft. The proposed plan includes 160 surface parking spaces, 62 truck docks, and 3 garage doors.

This plan requires a Village of Chester Site Plan review, Village of Chester Zoning Board of Appeals variance for building height, and a permit from the Orange County Sewer District.

Please review the following sections.