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Alan J. Sorensen, AICP
Commissioner

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May 9, 2023

Village of Chester Planning Board
c/o Vincent Rappa, Chair
47 Main Street
Chester NY 10918

Re: Notice of Intent to become Lead Agency for Summerville Way Warehouse Site Plan

Dear Mr. Rappa:

Our office is in receipt of a Notice of Intent from your board to serve as lead agency for the proposed Summerville Way warehouse. We have no objection to the Village becoming the lead agency for this project, but we would appreciate the opportunity to review any additional SEQR documentation provided by the application. Additionally, any action taken on the proposed site plan in accordance with New York State General Municipal Law §239 paragraphs l, m, and n should be referred to our office as per the usual procedure.

We have reviewed the general site location, and based on this review and our past reviews of development activity in the Chester Industrial Park, we have the following concerns that we suggest the Village should examine through the environmental review process:

- Volume and impacts of additional truck traffic on NYS Routes 94 and 17/Interstate 86
- Offsite impacts to Black Meadow Creek
- Visual impacts, particularly related to lighting, of this development adjacent to the highway
- Stormwater management

We anticipate that other concerns will arise both for the County and for the Village during the review process, of course; these are merely the issues that we know to be of concern in this area.

Thank you for giving us the opportunity to respond to your request. The planner from our office that will be reviewing this project is Megan Tennermann, AICP; any questions, comments, or additional information should be directed to her at mtennermann@orangecountygov.com or (845) 615-3855.

Sincerely,

Alan J. Sorensen, AICP, Commissioner
Orange County Planning Department