



ATZL, NASHER & ZIGLER P.C.

ENGINEERS - SURVEYORS - PLANNERS

Web: www.anzny.com

September 11, 2023

Village of Chester
Planning Board
47 Main Street
Chester, NY 10918
Attn: Sandra Vanriper
PH: 845-469-2388, Ext 231
Email: planning@villageofchesterny.com

Re: Tax Lot 116-0-1.2 & 116-0-1-2
Summerville Industrial Park
Village of Chester

Dear Ms. Vanriper,

The following is our response John Queenan, P.E. of Lanc & Tully Engineering and Surveying, P.C. letter dated August 22, 2023:

- 1. Comment: The bulk table continues to refer to "existing" conditions instead of "proposed" conditions on both sheets 1 and 4.

Response: Amended sheets 1 and 4.

- 2. Comment: Parking calculation has been updated to reflect the parking requirements, but the calculations show 4,500 square feet of office space while the project narrative and floor plans state the office space will be 9,000 square feet and the architectural drawings show 9,377 square feet. This should be clarified and/or corrected.

Response: Revised Table on Drawing 1.

Lower Floor 402,153 sq. ft. (warehouse)

Upper Floor 333,355 sq. ft. (warehouse)

Office 9,377

Stairs 4,942

Common Area 9,377

Common Area is restrooms, lunchroom, file room, computer room.

Parking calculated as warehouse.

3. Comment: The total floor area in the floorplans does not match the site plan. This should be corrected.

Response: See above.

4. Comment: The applicant's narrative states they will contact O&R to mark out utility lines prior to installation of the proposed septic system. We believe the applicant should contact O&R now to determine if they will be permitted to install this system within their easement.

Response: We will contact Orange & Rockland immediately after the Planning Board accepts the plan for circulation.

5. Comment: The septic design should be labeled on the grading and utility plan. It appears based upon the details provided that the system design is greater than 1,000 gpd, therefore, application and permitting from the NYSDEC will be required for a SPDES permit.

Response: Amended label.

6. Comment: A Significant amount of building-mounted lighting is proposed and there is limited to no lighting shown within the truck yard, southern access drive and entrance drive.

Response: We have a new light plan, Lighting Plan Drawings 17, 18 and 19.

7. Comment: The site plans reference porous asphalt, however the SWPPP does not mention the design of this system for the project.

Response: The site plan has been revised. Please see the site plan.

8. Comment: The SWPPP is claiming 6.6 acres of existing impervious surfaces for the

project site and that the current use of the project site is industrial development. The applicant shall revise the SWPPP to account for the application as new development.

Response: *The SWPPP report has been revised. Please see the SWPPP report (pg. no. 2-7 and 2-10).*

9. Comment: Soil testing results shall be provided on the plan and within the SWPPP for the storm water infiltration area.

Response: *The infiltration test results have been provided on the site plan and on the SWPPP report. Please see the site plan (dwg. no. 2) and the SWPPP report (Appendix-F).*

10. Comment: The reserve parking area should be removed from the landscaping plan and rendering/floorplan set as it has been removed from the site plan. These plans should be updated to match the current proposal.

Response: *Amended maps to address the comments.*

11. Comment: A detailed erosion and sediment control plan is required. The five-acre disturbance waiver request should be discussed and justification provided.

Response: *The size of the proposed building is 9.5 acres, which is more than 5 acs. An erosion and sediment control plan has been provided. Please see the site plan (dwg. no. 20).*

12. Comment: A report addressing water and sewer design should be provided.

Response: *Sewer Design Details attached. Water Service Plan will reflect the meeting of 9-5-23 with Commissioner Gary Green for the layout and John Orr for hydrant locations on Drawing 12.*

13. Comment: Construction details for the emergency access road and sidewalk restoration on Summerville Way should be shown on either sheet 11 or 13 of the plan set.

Response: *Amended plan for NYSDOT details at the emergency exit on Drawing 12.*

14. Comment: Additional plantings should be added near the corner of the building closest to Lot 118-1-52 to buffer adjacent parcels from the loading docks.

Response: *Revised plan L 701.*

15. Comment: A complete off-site traffic improvement plan shall be provided including utilities, grading and traffic mitigations.

Response: Currently under development for a future submission.

16. Comment: The EAF says "architectural drawings and renderings" have been provided. The applicant has provided floor plans and 1 rendering which the vantage point should be identified. Confirm if topography is realistic and provide at least one additional rendering from Elizabeth Drive. The landscaping depicted should be confirmed if it is being proposed in the manner depicted.

Response: Updated architectural drawings and renderings are provided accordingly.

17. Comment: This office would recommend that our office and the applicant's consultants meet to review other outstanding items on the plan to be more efficient with the plan review process.

Response: Agreed.



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JOSEPH W. GOTTLIEB, P.E.

Summerville Industrial Park
Village of Chester
Temporary Onsite Wastewater Treatment System Design

The Summerville Industrial Park project is located within a municipal sewer district and fronts on Elizabeth Drive. The municipal sewer main is located within Elizabeth Drive. However, the Village of Chester is presently exceeding the Moodna/Orange County Sewer District #1 agreement of 347,000 gpd, so it is therefore required that the Summerville Industrial Park design and install an onsite wastewater treatment system (OWTS) for temporary use and will also be required to install a dry gravity sewer connection for use when the moratorium is lifted.

The OWTS is designed as follows:

Design Flow:

Two (2) shifts of 125 persons per shift @ 15 gpd per person, or 3,900 gpd.

Incidental flows (office persons, etc.) – 1,100 gpd

The facility will utilize greywater recycling which will result in a reduction of 50% to the design flow, therefore the design flow will be 2,500 gpd.

Total ADF = 2,500 gpd

Soils tests:

Soils percolation tests conducted in the proposed OWTS area resulted in stabilized percolation rates of 8:50 mpi, and 2:55 mpi.

Soils observed in the deep test pits consisted of 6 inches of topsoil, 6 inches to 36 inches of silty sand, and 36 inches to 72 inches of silty clays. No groundwater, mottling or bedrock was encountered. Soils test results attached.

3390 Sewer Report 9-50-23

Absorption bed design:

The OWTS has been designed to utilize three (3) 20 ft. x 65 ft. absorption beds as follows:

Design flow = 2,500 gpd

Stabilized application rate: As per NYSDEC – the Application Rate for design of absorption beds should be no more than 75 percent of the Application Rates listed on Table E-1. Therefore, for an 8-10 mpi, the Application Rate is 0.70 gpd/sq. ft., resulting in an Application Rate for this design as 0.675 gpd/sq./ ft.

Required Absorptive Area (R.A.A.):

$2,500 \text{ gpd} \div 0.675 \text{ gpd/sq. ft.} = 3,703.70 \text{ sq. ft.}$

For design and installation purposes three (3), 20 ft. x 65 ft. absorption beds are proposed, for a total of 3,900 sq. ft.

Dosing of the absorption beds is required:

Dosing requirement is 75% - 85% of the total pipe volume, therefore:

The total length of 4" perforated pipe within each bed is 240 l.f.

The total pipe volume is calculated at 0.653 gal./l.f., or 157 gallons.

$157 \text{ gals.} \times 0.75 = 117.75 \text{ gals. per dose, or } 353.25 \text{ gals. for } 3 \text{ beds}$

$157 \text{ gals.} \times 0.85 = 133.45 \text{ gals. per dose, or } 400.35 \text{ gals. for } 3 \text{ beds}$

For design and installation purposes the dosing volume for the three beds would therefore be set at 360 gallons by the supplier of the dosing chamber.

Report prepared by,
Timothy E. Gottlieb,
Sr. Project Engineer

Timothy Gottlieb

Joseph Gottlieb, P.E., P.C.

Percolation Test & Deep Test Pit Data

Project Name & No.: 23-043 Summerville Way Town: Chester County: Orange

Date: 06/14/2023 Tests Conducted By: TG

Test Hole No.	P.T. Hole Depth. (inches)	Lot No.	Test Pit Soil Profile	Time	Percolation Test Runs					
					1	2	3	4	5	6
1	24		6" topsoil 6" - 36" silty sand 36" silty clays No groundwater, bedrock, or mottling	End	09:48:45	09:57:10	10:06:25			
				Begin	09:42:15	09:49:10	09:57:35			
				Result	6:30	8:00	8:50			
2	24		6" topsoil 6" - 36" silty sand 36" silty clays No groundwater, bedrock, or mottling	End	10:27:40	10:31:15	10:35:10			
				Begin	10:25:35	10:28:40	10:32:15			
				Result	2:05	2:35	2:55			
3				End						
				Begin						
				Result						
4				End						
				Begin						
				Result						
5				End						
				Begin						
				Result						
6				End						
				Begin						
				Result						