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Village of Chester Planning Board

Site Plan Review

Project Name: Summerville Industrial Park

Project Location: Summerville Way
SBL: 116-1-1.2 and 116-1-2

Reviewed by: John Queenan, P.E.

Date of Review: August 22, 2023

Plans Received: Cover letter dated July 26, 2023

Narrative Summary dated July 24, 2023

Site Plans entitled “Summerville Industrial Park” last revised on July 26, 2023 as prepared by Atzl, Nasher, Zigler, P.C.

Preliminary Conceptual Plan for Traffic Improvements last revised on March 15, 2023 as prepared by Colliers Engineering and Design

Summerville Industrial Park Landscaping Plans last revised March 30, 2023 as prepared by Yost Design Landscape Architecture.

Davis partnership Architects building renderings and floorplans last revised on June 1, 2023

Binder of SEQR Documents including

- Expanded Part 3 Project narrative
- Wetland report
- Traffic Impact study
- Revised Part 1 EAF

Stormwater Pollution Prevention Plan for Summerville Industrial Park dated July 26, 2023 as prepared by Atzl, Nasher, Zigler, P.C.

Project Summary: The applicant proposes 781,130 square feet of warehouse with accessory office space, parking and loading in a two-story building with a 404,960 square foot footprint. The Project site consists of 39.9 acres on two tax parcels with frontage along Summerville Way. The project proposes to derive access from Elizabeth Drive via a 50 ft wide access easement. The plan proposes 157 parking spaces, 62 truck docks and 3 garage doors. The proposed plan requires a variance for building height from the ZBA.

Comments:

1. The bulk table continues to refer to “existing” conditions instead of “proposed” conditions on both sheets 1 and 4.
2. 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.
3. The total floor area in the floorplans does not match the site plan. This should be corrected.
4. 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.
5. 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.
6. 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.
7. The site plans reference porous asphalt, however the SWPPP does not mention the design of this system for the project.
8. 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.
9. Soil testing results shall be provided on the plan and within the SWPPP for the stormwater infiltration area.
10. 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.
11. A detailed erosion and sediment control plan is required. The five-acre disturbance waiver request should be discussed and justification provided.
12. A report addressing water and sewer design should be provided.
13. 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.
14. 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.
15. A complete off-site traffic improvement plan shall be provided including utilities, grading and traffic mitigations.
16. 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.
17. 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.

18. The following information shall be provided before recommending that the Planning Board consider making a determination on SEQR:
- Erosion and sediment control plan and 5-acre waiver
 - Updated SWPPP report
 - Updated landscaping and lighting plan
 - Evaluation of the amount of earthwork for cut and fill volumes as the EAF indicates that the site is balanced.
 - Water and Sewer design reports.
 - SWPPP revisions to correspond to the Plan, address 5-acre waiver, address using redevelopment on a vacant parcel.
 - Proven access from Elizabeth Drive as the applicant consultants have indicated that the access easement has not yet been finalized with the property owner.
19. This application is a Type 1 Action under SEQRA and the Planning Board is now lead agency. The Planning Board agreed to refer the application to the NYSDOT at the May 2023 meeting, no comments or acknowledgment has been received from the NYSDOT. The applicant provided an expanded Part 3 based upon the Part 2 prepared at the May meeting. Based on the outstanding information outlined above, it is the opinion of our office that no SEQR action should be taken at this time until the site plan and associated documents are made consistent.
20. The Planning Board could consider scheduling a public hearing for this application with the anticipation that the applicant provides an updated submission addressing the outstanding comments on the application and the hearing would not be closed until all comments have been addressed in order to complete SEQRA.
21. The application requires referral to the Orange County Planning Department based on the proximity to NYS Route 17. Upon correlation of the plan documents, the application may be referred to the County Planning Department.

This concludes our plan review at this time. If you have any questions or wish to discuss further, please contact our office.