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Village of Chester Planning Board

Site Plan Review

Project Name: 6 Kings Highway Industrial Building

Project Location: 6 Kings Highway (CR 13), between Route 17M and the NYS Route 17 overpass. SBL: 114-4-1

Reviewed by: John Queenan, P.E.

Date of Review: September 21, 2023

Documents Reviewed: Site Plan set entitled “New Industrial Building – 6 Kings Highway” consisting of 8 sheets prepared by David Niemotko Architects last revised 09/14/2023

Cover letter prepared by David Niemotko Architects dated September 14, 2023

Application Package dated September 13, 2023

Short Form EAF dated September 12, 2023

Project Summary: The applicant proposes demolition of an existing house and associated two other existing structures on the property for the construction of a 10,780 square foot wholesale and storage building with three loading docks and two access points to County Route 13-Kings Highway. The project site consists of 40,388 square feet (0.93 acres) and is currently zoned as B-2 per the recent zoning amendments.

Project Status: This is the first time this application is being presented before the Planning Board.

Comments:

1. A narrative should be provided on the use of the property including typical operations expected in the building, hours of operation, number of projected employees, number of projected truck trips per day and typical products to be stored in the building.
2. The applicant is advised that the Village is currently exceeding the sanitary sewer flow allotment with the sewer district and does not have the ability currently to allocate additional sewage use for this project. The applicant will need to address sewer capacity and the design of any temporary facilities with the Village Board.
3. We note the property was recently re-zoned by the Village Board from M-2 to B-2. Wholesale and retail establishments is permitted in the B-2 zoning district as of right but the bulk table on the plan should be updated.
4. The title block of the plan set refers to the project as an Industrial Building while the plan and EAF refer to a wholesale/ storage building and the application references light manufacturing. The applicant should indicate the proposed use of the building.

5. The 10,780 square feet appears to only reflect a single story of the building. The total floor area of the building should be identified and if areas of the building are to be used for other uses (retail, office, etc.), this also should be identified.
6. The parking table identifies retail use in the building. This should be clarified or corrected.
7. Any rear egress should be identified on the plans and sidewalk access provided.
8. More exact building height should be provided so it can be determined if the building requires fire aerial apparatus access road.
9. The designated ADA parking spaces should be identified on the plan along with the required ADA ramps. The plan does not conform to required ADA access.
10. The village code requires 10 ft x 20 ft parking spaces. The detail should be updated. The use of angled parking requires deeper spaces to be utilized.
11. The limit of disturbance should include disturbance for the proposed water and sewer line construction.
12. The plan shows disturbance and utility installation within an easement controlled by New York State along the frontage of the property. The applicant will need to obtain permission from the State for this work.
13. Review and approval from the OCDPW will be required for access and utility connections within Kings Highway.
14. The proposed entrances are one-way entrances but the width of each is excessive. Sight distances as applicable should be provided on the plan.
15. The truck turning movements should demonstrate the ability to access both loading docks on the west side of the building.
16. This application requires referral to Orange County Planning Department based on its proximity to the County Road and Village Boundary. We do not believe the plans are ready for this referral at this time.
17. The applicant has provided a short EAF to initiate the SEQR process. The application appears to be Unlisted under SEQRA. The Planning Board can declare their intent to be Lead Agency.
18. Question 8 of the EAF regarding traffic, justification should be provided.
19. The EAF identified the site as being in or adjacent to a sensitive SHPO site, the applicant will need to coordinate with SHPO on the application.
20. The EAF identified the site as potentially having threatened or endangered species on or around the site. The applicant will need to address this.
21. A drainage analysis will be required indicating zero net increase in runoff. The proposed drainage improvements connect to the County System within Kings Highway, review, and approval by the OCDPW will be required for this aspect.
22. EAF question 18 should be answered as yes, as an underground stormwater area is proposed.
23. The pavement design details should be correlated.
24. Record owner and applicant should be indicated on the plans.
25. A signed sealed survey is required.
26. A landscaping plan is required.

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