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Village of Montgomery
Planning Board Review

Project: KSH Route 211
Tax Lot No. 211-1-29.22
Reviewed by: Scott Sicina, P.E.
Date of Review: June 23, 2023
Materials Reviewed: 16 Sheet Plan set prepared by Engineering Properties last revised 6/16/2023, Aquifer Review Report prepared by Sterling Environmental Engineering dated June 16, 2023, Public Hearing Response Letter prepared by Engineering Properties dated 6/16/23

The following items are listed to assist you in completing your submission to the Board. It is only a guide; other items may be listed at future meetings. If you need further assistance, please contact this office.

Project Description:

This project proposes two 60,000 square foot buildings and two 80,000 square foot buildings for warehouse and office development with associated parking, loading and stormwater facilities in the I-1 Zone located off NYS Route 211. We have the following comments on the submitted materials:

Comments:

1. An aquifer review report has been prepared by Sterling Environmental Engineering. The report indicates that the proposed project meets the requirements of New York State Department of Conservation (NYSDEC), New York State Department of Health (NYSDOH) and Village of Montgomery Codes regarding protection of portable water supplies from potential and existing sources of contamination.
2. The applicant's engineer has added a note to the landscaping plan (Sheet C-111) in reference to the proposed landscaping along the western property line in the vicinity of the proposed access drive. The note shall include language about the use of deer fencing to protect the vegetation.
3. The applicant's engineer had prepared an offsite screening plan for the property located on the corner of Chandler Lane and Union St (NYS Route 211). The screening plan calls for five (5) 6 foot tall Blue Spruce to be planted on a two (2) foot high planting berm. This proposed layout does not appear to meet the requirements of the Village of Montgomery Code §122-19 (Corner clearance). The proposed screening would need to be relocated outside of the required "triangular area" so that sight lines are not obstructed at the intersection. Additionally, there is an existing mature tree in close proximity the proposed screening, the applicant's engineer should evaluate whether these trees can be planted so close together.

4. If the board is satisfied with the conclusions of the various environmental studies and mitigations provided, the board can authorize the preparation of a negative declaration.

This concludes our review of this plan at this time. Additional comments may be forthcoming upon receipt of additional submittals. Should you have any questions, please do not hesitate to contact our office.

cc: Engineering Properties - Ross Winglovitz, PE