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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:** September 23, 2022  
**Materials Reviewed:** Plan set last revised September 16, 2022, Alternate Development Plan dated December 10, 2021, SWPPP Report revised September 2022, Expanded Part 3 EAF revised September 16, 2022 prepared by Engineering and Surveying Properties. Architectural Plan Set dated September 16, 2022 prepared by Anderson Design Group, Landscape Plan Set last revised September 16, 2022, Traffic Impact Study revised May 13, 2022 prepared by Creighton Manning. Correspondence with FAA and determination of no hazard letters.

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. The provided site plan shows more doors than the provided architectural plans. The plans should be revised to be consistent.
2. The provided architectural plans show “proposed office” and “proposed tenant” spaces. It was previously discussed that a portion of at least one of the warehouses was to be utilized as a showroom for playground equipment. If showroom areas will be used, they should be shown on the architectural plans to confirm compliance with Section 122-47 of the Village of Montgomery Code. §122-47.C.Warehouse.(6) – “Permitted ancillary uses. Professional offices, classrooms, conference rooms, employee break or dining areas and showrooms are allowed provided such uses do not occupy more than 20% of the total building area of the principal warehouse use.”
3. The Landscape Plan shows a proposed tree on the southwestern curb line of the entrance drive that should be corrected.
4. The proposed Landscape Plan proposes 5 deciduous trees to be located along NYS Route 211 (Union Street) approximately 10 feet from the existing edge of pavement, there appears to be existing mature trees in portions of this area. The existing mature

trees should be preserved, where possible, and supplemented where necessary to provide additional screening.

5. There appears to be a tree proposed on or near the discharge of an existing drainage pipe approximately 90 feet Northeast of the proposed entrance.
6. The limits of disturbance should include the proposed landscaping.
7. Special permit criteria of the zoning code states "*The Planning Board shall review the color, materials and design of all structures, including roof pitch, as to their conformity with surrounding structures, visibility from public roads, scenic areas, and consistency with community character. Variations in materials, facade depths and other architectural design elements shall be used to break up the visual mass of large buildings. Multiple structures on a single site should have a unified design.*"

The applicant has revised their architectural design to include an additional façade color and additional windows in an attempt to break up the mass of the buildings. As discussed previously, the Planning Board has discretion to determine if the design proposed is consistent with the special permit criteria above.

8. The applicant's engineer has indicated that a waiver from the NYSDEC is required for phases where the proposed disturbance exceeds 5 acres, a note indicating this should be added to the E&S Plans.
9. Proposed silt fence linework is masked by the phasing line, the silt fence linework should be more visible.
10. Concrete washouts should be provided for each phase and a detail provided.
11. Sizing of rock outlet protection should be provided for all proposed discharge points.
12. The total area of disturbance should be noted on the overall plan sheet (O-100).
13. The provided wetland disturbance numbers do not appear to include the temporary wetland disturbance area.
14. The provided wetland disturbance areas on the site plan differ slightly from the provided wetland disturbance areas in the EAF.
15. The following notes should be added to the plans:
  - a. Prior to construction the wetland boundaries in the vicinity of any proposed work shall be clearly marked in the field with construction fencing to avoid unnecessary disturbances.
  - b. No open storage is allowed. All items and materials shall be stored completely within the confines of the warehouse building(s).
  - c. Storage of toxic, explosive, flammable or otherwise dangerous and noxious materials that are incompatible with the public health and safety or that may pose a risk to groundwater or other contamination shall be prohibited.

16. The applicant has addressed all comments from the Orange County Department of Planning dated June 28, 2022.
17. SHPO has provided a letter indicated that they have reviewed the Phase 1 Archaeological Survey Report prepared by Tracker Archaeology, Inc. and concur with the report's recommendation that no additional archaeological investigation is warranted.

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