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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:** March 20, 2023  
**Materials Reviewed:** Plan set last revised 3/10/2023 and noise assessment prepared by Tim Miller Associates

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 applicants engineer indicated that all rip-rap outlet protection in plan view is a “typical” and the table dictates the actual size of the apron. The applicants engineer shall revise the plans to show the required size of the rip rap outlet protection to scale in plan view.
2. The plans show wetland mitigation areas to be constructed onsite. While it is understood that the construction of these areas will need to be reviewed and approved by the ACOE, size of this area should be provided on the plans and any plantings to be incorporated into the wetland mitigation area should be shown on the landscaping plan.
3. The applicant should provide an update on the status of the review with the NYSDOT.
4. The applicant’s narrative states revised architectural are forthcoming.
5. The noise study provided is based on noise levels at a 176,870 square foot warehouse with 32 trucks in loading bays, while the subject project includes 280,000 square feet with the potential for 94 loading docks. The facility used for the noise study is approximately 2/3 the size of the proposed facility, the applicant should address whether or not it would be anticipated that noise levels would increase beyond the measured noise levels due to the increase size of the proposed facility.
6. The distance between the KSH facility and the nearest residences should be measured from the point of the access road nearest these residences. The study currently uses a measurement from an arbitrary line shown on Figure 2.

7. The provided noise study did not address potential noise levels during night time operations, since there are no hours of operation listed on the site plan this should be included in the noise study.

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