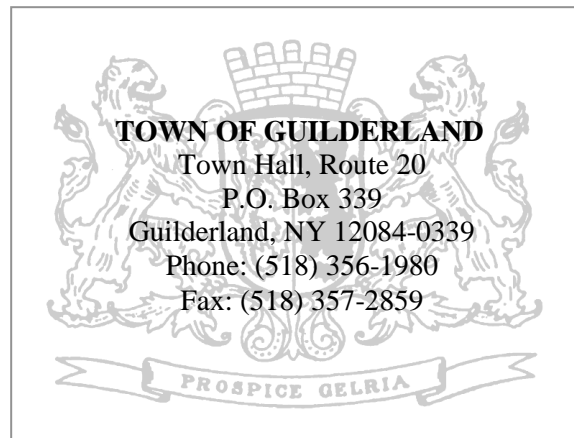


**PETER G. BARBER
SUPERVISOR**



**STEPHEN J. FEENEY
CHAIRMAN
PLANNING BOARD**

MEMORANDUM

TO: Stephen J. Feeney, Chairman
& Town Planning Board

FROM: Kenneth Kovalchik, AICP, Town Planner

DATE: December 2, 2021

SUBJ: 60/62 Railroad Avenue – Miron Holdings Holdings, LLC
Site Plan Review Associated with a Special Use Permit for a Warehouse/Office Use.

Background

The applicant is proposing to construct a 68,000 square foot warehouse building with offices on 5.7 acres of land located in the Industrial (IN) District. The warehouse would consist of two units. Unit 1 would consist of 23,000 square feet of warehouse with 2,500 square feet of office space. Unit 2 would consist of 40,070 square feet of warehouse with 2,250 square feet of office space.

The applicant is proposing to install 110 parking spaces where 109 parking spaces are required for the office/warehouse use. Four accessible parking spaces are proposed along the front portion of the building. Two points of ingress/egress will be provided to the site from Railroad Avenue. Landscaped end islands and center islands are proposed around the perimeter of the building. Nine loading docks are proposed for Unit 1 and 15 loading docks for Unit 2, and will be located at the rear of the building to accommodate tractor-trailers. Two dumpsters are proposed at the rear of the building. Stormwater management areas are proposed on the south and east sides of the site. The Zoning Board is the lead agency for this application and will retain the services of a Town Designated Engineer if they require assistance reviewing the stormwater management plan.

Landscaping will consist of 2 species of street trees installed along Railroad Avenue and along the side yard areas of the site as a vegetative buffer. No species name was indicated for the proposed street trees. The site legend should include the proposed species of the trees.

Lot Line Amendment

The applicant has submitted a separate lot line amendment application proposing to merge 60 Railroad Avenue and 62 Railroad Avenue into one parcel. Lot line amendments are processed administratively and require no Planning Board approval.

NYS Department of Environmental Conservation

On the southeast corner of the site there is a NYSDEC groundwater and soil disturbance deed restricted area. The DEC also has a 20' wide permanent access easement to this area for monitoring well access. The DEC deed restrictions state the property may only be used for commercial and industrial use.

Next Steps

If the Planning Board has no issues or concerns regarding the proposal, the Board's next steps would be to issue a site plan report to the Zoning Board. The Planning Department offers the following comments, which should be incorporated into the site plan report to the Zoning Board of Appeals:

1. The applicant should indicate the tree species name in the site legend.
2. The fire district should review the plans to confirm they have adequate access around the perimeter of the building.
3. The proposed location of the stormwater management area on the south side of the site is in close proximity to the Groundwater Deed Restriction Area. The deed restriction note on the site plan states "All future activities on the property that will disturb remaining contaminated material are prohibited unless they are conducted in accordance with the site management plan". The Zoning Board should confirm that any disturbance associated with the construction of the stormwater management areas will be done in accordance with DEC restrictions on the site.