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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:** April 20, 2023  
**Materials Reviewed:** Plan set prepared by Engineering Properties last revised 4/19/2023, Noise Assessment prepared by B. Laing Associates dated April 2023, Architectural Renderings prepared by Jason Anderson Design Group dated 3/22/23, Traffic Study prepared by Creighton Manning dated 10/13/2022, Comment Response Letter prepared by Engineering Properties dated 4/19/23, Public Hearing Response Letter prepared by Engineering Properties dated 4/19/23

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. The architectural designs and a visual impact analysis have been provided which are revised consistent with our previous comments. In combination with the proposed landscaping, we believe the design is consistent with the intent of the zoning code.
2. A noise study has been submitted that addresses the concerns from last month. The plans now show that two, 14-foot-high sound walls will be installed between buildings 1 and 2 to intended to reduce noise from the site's interior loading area to protect the residential area along Weaver Street. The noise study also states that the applicant will install three 6-foot-high sound walls, one to be installed along the Northern side of the proposed access drive and parking to protect the residential area along Weaver Street, another is to be installed along the Eastern side of the proposed access drive to protect the residential area along NYS Route 211, and the remain one to be installed along the Southern property line along the access drive. It is also stated in the noise study that the applicant will agree to surround roof-top HVAC units in a solid fence to further reduce noise. With the implementation of these mitigations, the noise at neighboring property lines will be kept at acceptable levels for residential areas based upon the Village Code.

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