



## Orange County Department of Planning

### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-1, m, &n

**Local Referring Board:** Village of Chester Planning Board

**Referral ID #:** CHV 10-17M

**Applicant:** Hudson Valley Federal Credit Union

**Tax Map #:** 110-2-2.2

**Project Name:** HVFCU Site Plan

**Local File #:** PB-17-08

**Proposed Action:** Site Plan for demolition of existing building and new construction of 3800 s.f. credit union building and associated development

**Reason for County Review:** Within 500 feet of NYS Routes 94, 17 and 17M

**Date of Full Statement:** November 9, 2017

#### **Comments:**

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Additional Board Review: Although the proposed building development is located within the permitted building envelope, a short length of the retaining wall required for the proposed parking lot will be within the setback area. The Planning Board should consult with the Zoning Board of Appeals to determine whether an area variance is necessary for this project, and proceed according to that determination.

Potential Air Quality Impacts: The proposed building plan shows three drive-up ATM lanes. As standing vehicles have a known adverse impact to air quality through their exhaust, the Village should consider whether three drive-up lanes are truly necessary, and should work with the applicant to amend the site plan as necessary.

Parking Lot: Due to the proposed use of the lot as a credit union, replacing its current restaurant use, the impervious surfacing will be significantly reduced onsite, which the County supports. The impervious surfacing could be further reduced by the installation of pervious pavement in the area to be striped for parking spots; if the Village wished to require that, the County would be happy to provide resources. Further, the applicant has shown arrows on the site plan indicating the direction of travel throughout the site, as well as several “no entry” signs for the one-way driveways. If possible, the applicant should have those arrows painted onto the drive aisles as well as installing the signage, for an extra safety measure.

Stormwater Management: We commend the applicant for the reduction in pavement area, and for the addition of multiple trees to the project site. In an effort to retain stormwater onsite to the greatest extent possible, however, the Village could require that the applicant include additional plantings suitable for bioretention areas, including shrubs and small trees as well as ground covers.

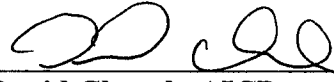
Emergency Access: The site plan shows a connection between the site and the Holiday Inn site to the south of the project site, labeled as a “possible emergency cross access with gate.” The County would actually support a full connection between the two sites, if the applicants would be amenable. However, if the purpose of this connection is truly limited to emergency access only, then the gate provided between the two sites should be a crash gate or otherwise fully accessible by emergency personnel.

See reverse side

**County Recommendation: Local Determination**

**Date:** December 12, 2017

**Prepared by:** Megan Tennermann, AICP, Planner



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**David Church, AICP**  
**Commissioner of Planning**

**As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).**