

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

SEPTEMBER 27, 2016

REGULAR MEETING

PRESENT:

Richard RAMSDELL, Chairman
Robert JANKELUNAS, Member
Anthony LASPINA, Member
Vincent RAPP, Vice-Chairman
Gene WINTERS, Member
John ORR, Code Enforcement Officer
Shawn ARNOTT, Planning Board Engineer
Harold PRESSBERG, Planning Board Attorney

REGULAR MEETING

Chairman Ramsdell opened the Regular Meeting at 7:00 PM.

1. Minutes

***MOTION** was made by Member Rappa, second by Member Jankelunas, to **ACCEPT THE AUGUST 2016 MINUTES AS DRAFTED**. Motion passed 4 aye – 0 nay – 1 abstention (Member Winters abstained).

2. Correspondence

Correspondence to be discussed with their respective projects

3. Code Enforcement Officer Report

Presented by John Orr (copy attached).

Discussion was held regarding which Meadow Hill Apartment buildings are currently occupied and which are still under construction. CEO John Orr advised he requested the engineer conduct a field inspection and provide a punch list of things left to do to complete the project.

4. Projects for Review

Project # 11-07 Project Name: Bruedan Lot Line Change

Applicant/Owner: Bruedan Corporation

Location: 1 Sanford Avenue (SBL 106-2-12.2 / RMH Zone)

Re: Replace proposed chain link fence with monuments along the easement

Frank Fini, contractor present for the applicant, stated that the applicant agreed to install 3 markers where the fence line is shown on the existing site plan.

CEO John Orr advised that this is the last of the 5 approved lots to be completed and the first lot you see when you approach the lots.

Planning Board Engineer, Mark Edsall's comments were read into the record by Shawn Arnott (copy attached).

***MOTION** was made by Member LaSpina, second by Member Jankelunas to **APPROVE THE REQUESTED SITE PLAN AMENDMENT**. Motion passed 5-0. Conditions of approval are:

1. Payment of all fees.

Project # 13-08 Project Name: Elmwood Park Apts.

Applicant/Owner: John Sorrentino

Location: Elm Street (SBL 111-2-7 & 3)

Re: Construction of apartment complex

Presented By: Mark Siemers, PE

Mark Siemers, PE, and John Sorrentino provided an overview of the project:

- Revised site plan with cover letter submitted advising the Planning Board the applicant has submitted plans to the Village Board for a determination whether the proposed senior housing complies with the intent of §98-23.1 of the Village Code;
- As the Code currently states the minimum lot size for Senior Citizen Housing overlay district under §98-23.1 is 3 acres and the proposed parcel is 2.6 acres, the applicant will also be requesting the Village Board waive this requirement;
- The applicant removed 2 units from the project, so the unit count is now 18, which is less than allowed by Code;
- Removing the 2 units now allows for a passive recreation area;
- Parking has been revised to conform with the senior citizen housing special use permit;
- The number of parking spaces has been reduced as the number of units was reduced;
- Sidewalks will be installed and connected to the existing Village sidewalks to provide the residents with access to the businesses on Main Street;
- SEQRA impact is less than what was originally reviewed as the unit number is less than what was originally proposed, so the applicant believes the determination remains valid;
- The applicant is before the Planning Board as they believe the Village Board will require a recommendation from the Planning Board before making a determination.

Discussion was held regarding:

- Ingress and egress on Elm Street and Main Street. Chairman Ramsdell advised it would not be safe to have the ingress/egress to the property from Main Street;
- Applicant John Sorrentino advised that New York State wouldn't allow the ingress/egress from Main Street;
- Planned ingress/egress would be 2 lanes by removal of the existing structure on lot 111-2-3;
- Response to public comments from December 2015 Public Hearing;
- Whether or not a new Public Hearing would be needed;
- Legality of using RS lot for the sole purpose of servicing a B1 lot;
- A clause in the Code about if a project negative impacts the residents, the Board could deny the application;
 - Chairman Ramsdell advised he would look into the Code;
- Concern about the RS becoming part of the B1 zone;
- The applicant has requested to be on the next Village Board agenda for October 11th.

Planning Board Engineer Mark Edsall's comments were read into the record by Shawn Arnott (copy attached).

Project # 16-02 Project Name: McDonald's Site Plan Amendment

Applicant/Owner: McDonald's USA LLC
 Location: 75 Brookside Avenue (SBL 110-6-1.12)
 Re: Renovations to façade, interior and signage.
 Presented by Bohler Engineering

Lauren Monaghan, PE, provided an overview of the request:

- The owner would like to receive deliveries in larger trucks;
- Deliveries are currently 7 days a week, scheduled as needed and are made closer to the breakfast hours;
- The owner suggested limiting the delivery hours to between 2 and 4 AM;
- Trucks would travel in the opposite direction of traffic flow and would occupy the pass thru lane and not interrupt drive thru or thru traffic;
- It takes approximately 30 minutes to load/unload the truck;
- All deliveries are made at the back of the building.

Planning Board Engineer Mark Edsall's comments were read into the record by Shawn Arnott (copy attached).

Discussion was held regarding:

- Traffic study about drive thru traffic and what hours of operation are the busiest;
- Whether delivery trucks would confuse and/or disrupt on-site traffic flow;
- If the applicant would accept delivery hours of 1:30-3:30 AM;
- Applicant will come back to the Board if there's an issue with the new delivery schedule;
- Will submit required fees as requested and final plans with updates discussed at this meeting.

Project # 16-07 Project Name: Small Miracles Farm

Applicant/Owner: Small Miracles Farm / Chester Agricultural Center
 Location: Lehigh Avenue / Greycourt Avenue (105-1-8, 9.1, 28, 29 / RA-B1 Zones)
 Re: Construct new building with fitness area, wellness center, restaurant, market & office
 Presented by Joe Buglino, Alfandre Architecture, PC; Andrew Willingham, PE, Willingham Engineering

Planning Board Attorney Harold Pressberg suggested the applicant address any letters at the Public Hearing. Andrew Willingham, PE provided an overview of the project:

- They are proposing to combine 3 lots and change the zoning line on 2 of those lots to an existing drainage ditch;
- The applicant confirmed the irrigation ditch will remain and be improved with erosion stabilization;
- The next step is the storm water analysis. The site plan already shows their bio-retention plan as well as the retention pond and planters;
- The applicant would like to construct the parking lot out of cobblestone and blocks to define the parking spaces;
- Per Planning Board Attorney Harold Pressberg, advised that the Code prohibits parking in a front yard in the RA and B1 Zones;
 - Discussion was held regarding the definition of a front yard and if this is a pre-existing, non-conforming use of the property;
- Phase I is proposing conversion of the existing 8000 square foot barn into a fitness area;
- The applicant needs to address the following in Phase II:
 - Parking in front of the building;
 - Landscaping in front of the building;
 - Installation of a pond;
- The applicant was asked to submit a SWPPP for both paved and gravel surfaces.

Planning Board Engineer Mark Edsall's comments were read into the record by Shawn Arnott (copy attached).

Discussion was held regarding:

- The letter submitted by Joseph and Jacqueline Gleeson expressing their concern for flooding and the maintenance of the existing pump;
- Existing soil conditions.

Applicant will come to the October 6, 2016, Planning Board Work Session.

***MOTION** was made by Member Rappa, second by Member LaSpina, to **AUTHORIZE CHAIRMAN RAMSDELL TO CALL FOR A PUBLIC HEARING ON PHASE I AFTER MEETING WITH THE APPLICANT AT THE OCTOBER 6, 2016 WORK SESSION.** Motion passed 5-0.

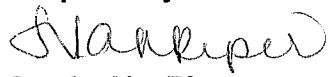
5. General Discussion

Discussion was held regarding the Public Hearing notice received from the Town of Chester Planning Board (copy attached).

Chairman Ramsdell asked if anyone had anything else to discuss and as there were no other comments,

***MOTION** was made by Member Winters, second by Member Jankelunas, to **ADJOURN THE MEETING.** Motion passed 5-0. Meeting adjourned at 9:21PM.

Respectfully Submitted,



**Sandra VanRiper
Planning Board Secretary**

September 9, 2016

Richard Ramsdell, Chairman
Village of Chester Planning Board
47 Main Street
Chester, NY 10918

John Orr
Village of Chester Building Dept.
47 Main Street
Chester, NY 10918

Re: Small Miracles Farm, 8 - 12 Greycourt Avenue
Development Plan

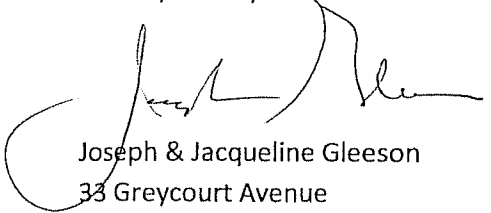
Gentlemen:

We are very interested in the proposed development as read in last week's Chronicle. While we do feel it may be an excellent addition to the Village and Greycourt Avenue, we are extremely concerned with the existing water irrigation ditches, and past and future flooding issues (Cromline Creek Small Watershed District).

With the recent fill in of soil on the north side of Greycourt Ave, the adjoining property lines are much lower which would obviously result in an overflow on the east side of this easement (onto resident's properties) - see attached photos. Additionally, the easement has not been maintained since the last flood and is now higher and contains overgrown vegetation. Again, this would result in flooding to its east and south further along the irrigation ditch.

With the pending transaction of properties, sales of farmlands, and planned building, we are requesting to be advised of who will be responsible for the irrigation ditches, control of additional water flow, and maintenance of these, as well as the pump station, to alleviate overflow and flooding to our properties.

Thank you for your immediate attention to this matter.



Joseph & Jacqueline Gleeson
33 Greycourt Avenue
Chester, NY 10918

Received

SEP 12 2016

Village of Chester
Planning Board

Village of Chester Planning Board and Building Dept.
September 9, 2016

Cc: Darren Schwartz
Small Miracles Farm
PO Box 960
195 Lake Louise Marie Road
Rock Hill, NY 12775

Steven Neuhaus, County Executive
Orange County New York
40 Matthews Street
Goshen, NY 10924

Christopher Viebrock
Commissioner,
Orange County Dept of Public Works
PO Box 509, 24-55-2459 Route 17M
Goshen, NY 10924

Mr. & Mrs. J. Fontan
Mr. & Mrs. Jones
Mr. Scott Johnston
Mr. & Mrs. D'Amil

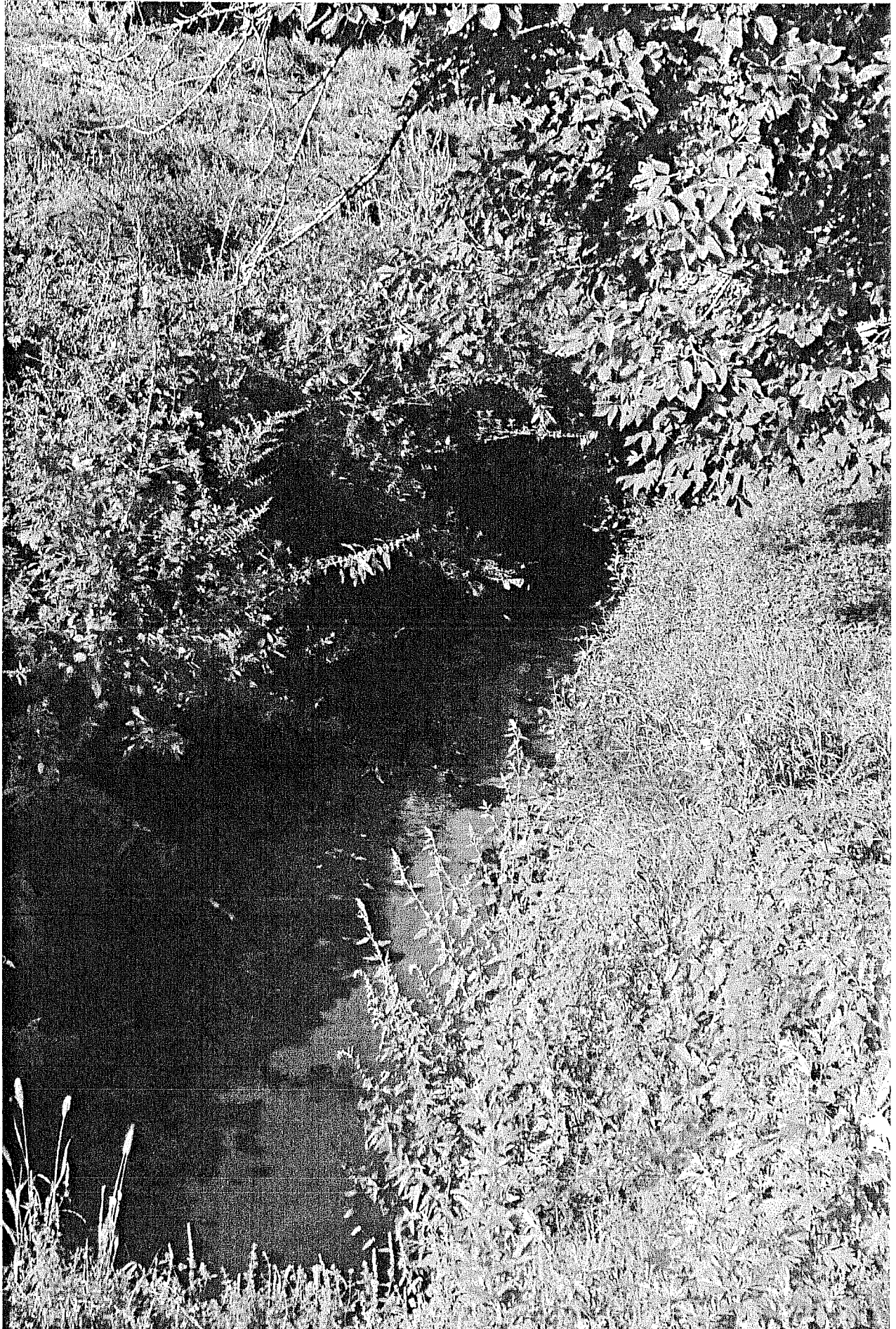
Received

SEP 12 2016

Village of Chester
Planning Board







Village of Chester Planning Board

From: Mary Altobelli <mtaltobelli@gmail.com>
Sent: Saturday, September 24, 2016 4:47 PM
To: vchesterplbrd@frontier.com; Hillary Lindsay
Subject: Greycourt Development/Zoning

Mary Altobelli
4 Garden St
Chester, NY 10918
845-469-9487
mtaltobelli@gmail.com

24th September 2016

Richard Ramsdell & members of the planning/zoning board
Planning/Zoning Board
Main St
Chester, NY 10918

Dear Richard,

I have recently been made aware of the proposal that Small Miracles has submitted before the village planning/zoning board. As you know I have had to deal with issues brought on by having a business operate in a residentially zoned area. The proposal I viewed seems to ask that the zoning on Greycourt Ave. be adjusted to allow a business such as Small Miracles. I am writing to urge the board to consider the implications for that zoning change and what it's impact would be to the existing residence.

As you all know from the issues we had on Garden St, we MUST proceed with caution on these matters.

First, let me say that business such as Small Miracles has NO business establishing themselves at the location of Greycourt Ave. This is a residential/agricultural zone. There are clearly other designations in Chester for such operations.

Consider also that if this zoning is changed to allow this business, it sets a precedent for the entire black dirt meadows, putting the meadows at risk for this kind of development. We who live along the meadows are paying taxes accordingly. If businesses move into this area we should not be paying the high rate we current do. And I personally would initiate that adjustment.

Consider the following:

- Traffic in terms of huge delivery trucks and volume of cars.
- Weight of equipment would compromise the roads along the black dirt area. Last spring, Greycourt Ave. was closed for repairs from damage caused by weighted trucks.
- Noise, hours of operation would not be conducive in a residential area.
- Quality of life (need I remind you of what happened here on Garden St)!
- Taxes
- Jeopardizing the entire delicate nature of the black dirt meadows, the environment and aesthetics.

I consider us all fortunate to be living in such a beautiful and unique environment.

We need to protect it and cherish it. Businesses like Small Miracles should not be considered for this location.

9/20/2016

Village Planning Board,

My name is Erin Moore, as resident of 98 Main Street and minister of Chester Presbyterian Church, 94-96 Main Street, I would like to express some concerns I have for the possible new development off Elm Street.

Sitting on my porch either in the afternoon or in the evening, I notice a good deal of traffic going by on Main Street. There are already problems with aggressive drivers, those speeding up and down the roadway, and those searching for parking for the restaurants and businesses off of Main Street. There are many illegal U-turns that happen not only in the church drive but also on Elm Street. I am concerned about adding more traffic in and out of Elm Street when I already witness many almost causing accidents making these U-turns right at the intersection of Elm and Main Street.

Also, due to a lack of adequate parking on Main Street for the businesses there are always numerous vehicles parked where they shouldn't be, including those parking in the areas that are marked with white lines that are to be blocked out for parking. This creates a sight problem for anyone trying to come out of Elm Street. Along with this safety aspect, it has also become increasingly unsafe to try to cross Main Street by the Elm Street intersection at certain times of the day. An elderly church member crosses daily to check in on the church and food pantry bin throughout the day. Sometimes it takes this member 5-10 minutes just to try to cross the road. Increased traffic in and out of Elm will only make this harder for this member and many others who cross the road to access the restaurants and businesses. The cross walks at the intersection of Main Street and Academy Avenue are even more unsafe, as it is such a busy intersection, which is why many try to cross closer down by Elm Street.

We have also experienced many people either cutting through the church parking lot to get to a parking space on Main Street or giving up and using the church parking lot to access the restaurants and businesses (we have also experienced many blocking the church driveways when they cannot find a parking space). With the exit of the church parking lot coming out right across from Elm Street, it concerns me how these problems may escalate with more traffic in and around this small area of roadway.

I would ask that you please consider these concerns and how they might be addressed if it is decided to move forward with the new development off Elm Street.

Sincerely,

Rev. Erin Moore

Reverend Erin Moore

Received

SEP 26 2016

Village of Chester
Planning Board

PLANNING BOARD
TOWN OF CHESTER
COUNTY OF ORNGE
1786 KINGS HIGHWAY
CHESTER, NY 10918

NOTICE IS HERBY GIVEN that a public hearing will be held by the Town of Chester Planning Board on the 5th day of October, 2016 at 7:00 PM, or as soon thereafter as the matter may be heard, at the Chester Town Hall, 1786 Kings Highway, Chester, NY, on the following matter:

Application by Eighteen-Eight Group LLC for Site Plan approval allowing for the construction of a 9600sq ft. light industrial building on premises that are designated on the Tax Map of the Town of Chester as Section 6, Block 1, Lot 102. The physical address of the property is 193 Black Meadow Road, Chester, NY 10918. The Planning Board will, at the above time and place, hear all persons in support of the application or any objection thereto. Persons may appear in person or by agent. All written communication addressed to the Planning Board should be received by the Board at, or prior to, the date of the hearing.

The Town of Chester will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contract the Town Clerk.

Dated: Chester, New York
August 23, 2016

BY ORDER OF THE PLANNING BOARD, TOWN OF CHESTER, NEW YORK

Donald Serotta, Chairman



Village of Chester
Building and Codes Department
Monthly Report to the Planning Board

September 27, 2016

Current projects that were inspected during the last month:

Meadow Hill Apartments.

- 1- Building #6 interior work continues.
- 2- Building #2 framing complete.
- 3- Building #2 interior work started.
- 4- Building #3 footing and slab are in.

Steris – 2 Nucifora Blvd.

- 1- Work continues.

Christopher's Bistro – 69 Brookside Ave

- 1- Work almost complete.

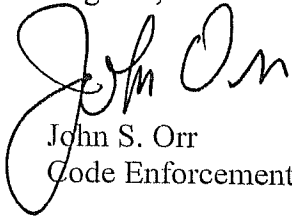
Jean – 7 Vista Drive

- 1- Issued permit for garage addition.
- 2- Footing are in.

Quinn – 77 Main Street

- 1 – Issued permit for a pole barn.

Regards,



John S. Orr
Code Enforcement Officer



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: BRUEDAN CORP. LOT LINE CHANGE
PROJECT LOCATION: SANFORD AVENUE (NEAR LEHIGH AVE.)
SECTION 106 – BLOCK 2 – LOTS 11, 12, 13, 14 & 57
PROJECT NUMBER: 11-07
DATE: 27 SEPTEMBER 2016
CONSULTANT: LANC & TULLY ENGINEERS & SURVEYORS
DESCRIPTION: THE APPLICATION PROPOSES A LOT LINE REVISION BETWEEN FIVE EXISTING LOTS ON SANFORD AVENUE. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 25 OCTOBER 2011, 13 DECEMBER 2011 AND 24 JANUARY 2012 PLANNING BOARD MEETINGS.

1. The subject application received approval and the final plans bear stamp of approval dated 7/30/2012. Lot 1 of the 5-lot Lot Line Change (westerlymost lot) borders on a right-of-way to the benefit of adjoining properties. A condition of the approval was the installation of a new 4' high chain link fence along the easement boundary.

At this time the applicant requests a modification of that condition to substitute three survey monuments to delineate the right-of-way boundary rather than the fence.

2. I have provided the applicant's representative with a detail for a typical municipal grade right of way monument which I believe would be appropriate and adequate. If the intent of the fence was to define the limits of the right-of-way, I believe the revision to the monuments recommended would be a reasonable modification to the Village's approval.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Engineer for the Village

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McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ELMWOOD APARTMENTS SITE PLAN & SPECIAL PERMIT
(SENIOR HOUSING PROPOSAL)
PROJECT LOCATION: OFF MAIN STREET and ELM STREET
SECTION 111 – BLOCK 2 – LOTS 7.1 & 3
PROJECT NUMBER: 13-08
MEETING DATE: 27 SEPTEMBER 2016
CONSULTANT: PIETRZAK & PFAU
PLAN DATE: Revised Drawing 1 (only) dated 9-1-16
DESCRIPTION: THE APPLICATION PROPOSES A MULTI-FAMILY SENIOR HOUSING
RESIDENTIAL SITE PLAN WITH 18 UNITS ON THE 2.6 +/- ACRE SITE.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 23 JULY 2013,
22 JULY 2014, 24 FEBRUARY 2015, 28 JULY 2015, 25 AUG 2015,
29 SEPT 2015, 27 OCTOBER 2015, 15 DECEMBER 2015 AND
26 APRIL 2016 PLANNING BOARD MEETINGS.

1. The applicant's engineer has submitted a revised plan and cover letter which indicate the application is being modified to a Senior Housing project, which would be subject to Code Section 98-23.1. The Board should discuss, with the Attorney for the Planning Board, any procedural steps needed (paperwork, submittal of revised application and EAF, etc.) needed to properly effect this change to the application before the Board. In addition to the revision noted, the unit count has been reduced from twenty (20) to eighteen (18).
2. It is my understanding the purpose of this appearance is to discuss the change as noted above. Further, a complete set of submittal drawings was not submitted. As such, we have not performed an updated site plan review at this time.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Engineer for the Village

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**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.**

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**VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: McDONALDS SITE PLAN AMENDMENT
PROJECT LOCATION: 75 BROOKSIDE AVENUE
SECTION 110 – BLOCK 6 – LOT 1.12
PROJECT NUMBER: 16-02
DATE: 27SEPTEMBER 2016
CONSULTANT: BOHLER ENGINEERING
PLAN DATE: No New Drawings for this Meeting
DESCRIPTION: THE APPLICATION PROPOSES AN UPGRADE TO THE SITE DRIVE-THRU LANES. FOUR (4) SEPARATE MINOR ADDITIONS ARE PROPOSED TO THE BUILDING, WITH THE OVERALL BUILDIGN FAÇADE TO BE MODIFIED. THE APPLICATION WAS PREVIOUSLY REVEIWED AT THE 23 FEBRUARY 2016, 26 APRIL 2016 AND 24 MAY 2016 PLANNING BOARD MEETINGS.

1. The project received Conditional Site Plan Approval at the May 24th meeting, following a Public Hearing. One of the conditions was to limit deliveries to small trucks to follow existing traffic pattern. The applicant agreed that, if that condition was a problem, they would return to the Board for additional approvals.

It is my understanding that the project owner finds the restriction problematic and is requesting that the approval be modified to permit larger trucks on the site and perhaps a change in the proposed path of the delivery vehicle thru the site.

Notwithstanding McDonald's letter dated 9/15/16 which references that the approval included WB-40 delivery vehicles (semi-trailer with 40 ft. wheelbase), I find no notes in my file that would indicate other than the intention for single unit (box) trucks as the intended "small trucks for delivery. The letter now requests WB-50 semi-trailers.

2. The board should fully discuss the proposed modified approval and if alternate trucks are permitted, a specific time limitation, specific maximum size truck, and direction of travel should be reflected as a note restriction on the plans.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Engineer for the Village

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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SMALL MIRACLES FARM SITE PLAN
PROJECT LOCATION: LOCATION
SECTION 105 – BLOCK 1 – LOT 8, 9.1, 28 & 29
PROJECT NUMBER: 16-07
DATE: 27 SEPTEMBER 2016
CONSULTANT: WILLINGHAM ENGINEERING
PLAN DATE: Willingham plans dated 9/15/16 (6 drawings), and
Alfandre Architecture plans dated 9-1-16 (4 drawings)
DESCRIPTION: THE APPLICATION PROPOSES A 24,120 SF MULTI-PURPOSE BUILDING
ON THE 15.4 ACRE SITE. THE PLAN WAS PREVIOUSLY REVIEWED AT
THE 23 AUGUST 2016 PLANNING BOARD MEETING.

1. The application involves three tax lots off Greycourt Avenue, one which is in the B-1 zone and two which are in the RA zoning district of the Village. The application is confirmed as a two-phase project, with the development of the B-1 lot as Phase 1, and development of the property balance as Phase 2.

Phase 1 involves selective demolition with the conversion of an agricultural building to a fitness center.

2. zone to the north. The application proposes a change in zone (RA to B-1) for the property which requires action of the Village Board of Trustees.
3. We have performed a preliminary review of the drawings submitted and provide the following comments:

General:

- The submittal to the Planning Board involved two separate sets of drawings, as referenced above in the "Plan Date" listing. Drawings should be one coordinated, numbered set, all with proper title block orientation and approval box (with project number).
- All property lines should be indicated with metes and bounds. It is our understanding all boundaries are as per the survey referenced in note on on sheet EX-1. A copy of all surveys should be submitted to the Planning Board for file / record.

- We note below the use of cobble curb for parking and island edges. The Board should discuss the potential longevity of the detail as depicted since the block placement appears “un-anchored”, laid flat, with joint grout. How will these last after one season of vehicle bumping and winter snow plowing ?
- The plan should clearly note that the westerly lot (105-1-8) shows improvements for reference only and such lot is not part of this application.

Drawing EX-1

- As an existing conditions plan, this drawing should not include referenced to activities for the various phases. If initial demolition work is to be included, the title could be revised to add “ and demolition plan”.
- Drawings SP-1A and SP-1B calls out a handicapped sign (actually two signs are required by code). Please provide a complete handicapped parking detail on the SD drawings which provides dimensions, treatments, striping and signage.
- The proposed zoning boundary (relocated B-1 / RA zone line) will required Village Board action.

Drawing SP-1A

- This drawing is titled to represent Phase 1 activity. Any proposals relative to Phase 2 should be removed and added to the appropriate Phase 2 drawing.
- Existing B-1 / RA zone line should be called out on this drawing.
- Dimensions for parking spaces should be called out on plan.
- Per Code Section 98-20 B (4) parking in front yards is prohibited in B-1 districts. The Board should discuss (with the Attorney for the Planning Board) how relief to this restriction can be accomplished.
- The plan legend calls out the parking surface and coble curbs; however, the plan symbol does not fully match the legend. Please improve for clarity. (It is also noted the symbol on the Phase 2 sheet is different for the same treatment. Recommend uniformity.)
- Parking blocks are called for. Please provide cross reference to detail to clarify treatment.
- The handicapped parking space and route to the entry must be concrete or paved as per State Code.
- The applicant proposes delineation of the edge of the parking areas with use of cobble curbs. The materials for the non-parking areas and islands should be defined. (Grass ?). (This appears to be indicated on the Alfandre plans, please coordinate plans).
- Code Section 98-20 F (1) requires that off-street parking be paved. The Board should discuss (with the Attorney for the Planning Board) how relief to this restriction can be accomplished.
- The plan proposes a loading zone at the east of the existing building, with such loading zone on the adjacent property and within the RA zone. The Board should discuss, with the Attorney for the Planning Board, if the use is permitted to encroach into the RA zone, and if any easements or the like are required since the use on one property is encroaching on the adjacent property.
- It is presumed that the Zoning Information table and Parking Information on this sheet pertains to Phase I only, and has been revised as such.

- The Zoning Information table indicates five (5) uses, namely, "Fitness, Office, Market, Restaurant & Wellness Center". The drawing only references the Fitness Center. The parking calculation only references the Fitness Area (Service Use). Please clarify and coordinate.

Drawing SP-1B

- This drawing (to our understanding) is intended to represent Phase 2 activity. The title of the drawing should be so revised.
- Per Code Section 98-20 B (4) parking in front yards is prohibited in B-1 districts. The Board should discuss (with the Attorney for the Planning Board) how relief to this restriction can be accomplished.
- Combination of tax lots should be further defined on this drawing and would be a condition of approval.
- Removal & vegetation of the temporary "curb cut" for Phase 1 access should be further clarified on this drawing.
- It is still unclear what portion of the new building is two-story, and what uses are on the second floor. As previously requested, please clarify.
- The plan notes a calculated required parking amount of 82 vs. a provided 78 parking spaces. As per Section 98-20 E (5) of the code, if the Board determines that the demand for one use may not coincide with another use, some parking spaces could be "shared" and the 4 space shortage accepted.
- Dimensions of all sidewalks should be indicated. It is noted that the detail on Drawing SD-1 directs to follow dimensions on the plan (which are not indicated).
- The site plan does not include any information regarding utilities.
- A project identification sign is called out at the entrance. It should be detailed on the SD drawings.

Drawing SP-2

- At this time we have not received the required SWPPP for the project. A review of this drawing will be performed in conjunction with a review of the SWPPP (once submitted).

Drawing SD-1

- At this time we have not received the required SWPPP for the project. A review of the stormwater details on this drawing will be performed in conjunction with a review of the SWPPP (once submitted).
- The sign detail references a sign schedule. We can not locate such schedule.
- Handicapped signs should be 5 ft. minimum to 7 ft. maximum to bottom of sign per code. Please correct detail.
- We strongly recommend against use of ROB material for the parking area.
- The parking lot detail calls for a fixed 18" fill. Does that fill depth match the grading plan in all areas of the parking lot, and if not, please clarify the material being used for any additional fill.

Drawing SD-2

- The site development plan (as noted above) does not include any utility information. As such, a review of the related details will be performed once the site plans are completed.
 - The sanitary pump station detail is incomplete. Additional information will be required.
 - Please verify the swing gate detail applies to the gate in Phase 1.
4. The submittal also includes four separate drawings from Alfandre Architecture. Please note the following regarding these separate drawings:

Lighting Plans

- As noted above, these drawings should be incorporated and integrated into the plan set, with appropriate title block and approval box to match the overall format.
- The drawings are not stamped by a licensed professional.
- The plans are noted as "Not for Construction". Such indication should be eliminated prior to submittal of the final set.
- Schedule symbols on LP-A and LP-B do not match depicted on plan.
- Fixture count on LP-B schedule does not appear to match number of fixtures depicted.
- South side of new building has no lighting provided. Why ?
- Provide isolux information and manufacturers information on plan.
- Provide details of installation.

Landscape Plans

- The landscape plan appears to provide a nice mix of plantings.
- The general note on both drawings substitution of plantings by the site contactor. I recommend this be revised to be with review and approval of a landscape architect.
- We recommend that upon relocation of the access off Greycourt Avenue as part of transition from Phase 1 to Phase 2, the old curb cut area be vegetated with plantings. This should be added to Drawing LS-B.

5. As previously noted, construction in the black dirt area of the Village has at least two areas of increased concern, namely, structural design of the foundations and protective stormwater provisions. Each issue will require increased submittal detail of design.
6. This project would likely require referral to the Orange County Department of Planning based on the proximity of the project to the agricultural properties. Recommend to verify these drawings have been referred for review and comment.
7. The Planning Board should confirm the SEQRA status with the Attorney for the Planning Board.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Engineer for the Village

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