

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

OCTOBER 25, 2016

REGULAR MEETING

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

NOT PRESENT: Robert JANKELUNAS, Member

PUBLIC HEARING

Chairman Ramsdell opened the Public Hearing for the Small Miracles Farm Site Plan application at 7:00 PM.

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

Andy Willingham provided an overview of the project:

- Phase I is proposed for the conversion of the existing building into a 7500 sq ft fitness area and required parking;
- The entrance to the building will be off Greycourt Avenue;
- Updates to be done only to the interior of the building;
- There will be minimal site work done – only re-arranging existing gravel for the parking area;
- The timing for Phase II depends on the approvals, but the applicant is hoping to begin construction next year.

As there were no questions from the Planning Board Members, Chairman Ramsdell opened the Public Hearing for public comments:

- Tracy Shuh, Preservation Collective: Asked what changes would be made to the site regarding lighting. She said she noticed that the Holiday Inn has low impact lighting, but Burger King has some spot lights. Andrew Willingham advised the lights will all be shielded and down cast. There will be 20' light poles equipped with low impact lights and on a low lighting level schedule.
- Mary Altobelli, 4 Garden Street, Chester, NY: Asked what the current zoning for the Phase I property is. Andrew Willingham advised it is in the B1 zone.
- Mary Altobelli, 4 Garden Street, Chester, NY: Asked how many parking spaces are proposed for Phase I. Andrew Willingham advised they are proposing 22 parking spaces and expect most of the business to be drop off or larger groups that will be bused in.
- Mary Altobelli, 4 Garden Street, Chester, NY: Asked what kind of construction equipment will be used for the proposed Phase I renovations. Andrew Willingham advised they will not be bringing in a lot of construction equipment – they may be utilizing a bulldozer or a small excavator to update the parking area. Kevin Donohue advised that the conversion would be to a functional fitness area, but would not be a conventional gym. There would be open areas, weights, weight racks, medicine balls, but it would mostly be body weight driven apparatus for obstacle course training. It would be interactive and oriented towards school aged children.
- Scott Johnston, 29 Greycourt Avenue, Chester, NY: Asked if there is a Code stipulation for hours of operation. CEO John Orr advised there are no Code stipulations, but applicants are required to make it a part of the site plan.
- Scott Johnston, 29 Greycourt Avenue, Chester, NY: Asked if it's possible to have a provision for lighting. Andrew Willingham advised the lighting plans are already on the site plan and include "at closing" lighting levels.
- Scott Johnston, 29 Greycourt Avenue, Chester, NY: Asked what happens if the business changes. CEO John Orr advised the new owner/tenant would be subject to the conditions of the site plan approval unless they submit a new application to the Planning Board.
- David Stevenson, 16 Elm Street, Chester, NY: Asked if there was anywhere to have events. Kevin Donohue advised there is room inside for events, but, if held, they would be on a small scale.
- David Stevenson, 16 Elm Street, Chester, NY: Asked how many floors is the proposed Phase I building. Kevin Donohue advised it is a one story building and will most likely stay that way.

- David Stevenson, 16 Elm Street, Chester, NY: Asked if they are planning on keeping the building façade the same.
Joe Buglino advised the building will remain industrial.
- David Stevenson, 16 Elm Street, Chester, NY: Asked if the fitness business would be by membership.
Kevin Donohue advised it would be monthly membership with packages and discounts.
- Mary Altobelli, 4 Garden Street, Chester, NY: Asked if the Board approves Phase I, does that automatically give them approval for Phase II.
Planning Board Chairman Rick Ramsdell advised approval for Phase I does not guarantee approval for Phase II
- Mary Altobelli, 4 Garden Street, Chester, NY: Asked what the zoning is on Phase II.
Planning Board Chairman Rick Ramsdell advised a zone change from RA to B1 is part of the proposed Phase II.
- Mary Altobelli, 4 Garden Street, Chester, NY: Asked if environmental studies would be for Phase I or just Phase II.
Planning Board Chairman Rick Ramsdell advised environmental studies are standard procedure for all applications
Planning Board Attorney Harold Pressberg advised Phase I is a proposed change of use and they're re-arranging the gravel for the parking area, so it would not require an environmental study, but Phase II will require an environmental study.
- David Stevenson, 16 Elm Street, Chester, NY: Stated that as Indicated at the last meeting, the neighbors talked about drainage. He asked if the drainage would be part of Phase I or Phase II and if it could be addressed in Phase I
Andrew Willingham advised all drainage is in connection to Phase II and will be addressed during that review
- Clif Patrick, 119 Brookside Avenue, Chester, NY: Said he's excited about what the applicant's plan. He asked if the B1 zoning creates a problem with the proposed change of use as there is no parking allowed in front yard in B1. He suggested maybe another zone might be a better fit for this property. He also asked if the applicant would have to apply to the ZBA for a waiver of that parking requirement.
CEO John Orr advised it is his determination that the parking is pre-existing, non-conforming and the applicant is only looking to restructure the parking area. He advised it might not be the best resolution to spot zone for a parking issue. He also advised that the Village Board is looking into a change in the Zoning Code to re-word the parking requirements.
- Clif Patrick, 119 Brookside Avenue, Chester, NY: Where does the flood Zone A goes through the property?
Andrew Willingham pointed out on the site plan approximately where the flood zone line goes through the property
- Tracy Shuh, Preservation Collective: Asked how many lighting poles would be on site.
Joe Buglino advised there are 4 poles depicted on the proposed site plan that meet and/or exceed the Village Code
CEO John Orr clarified that the proposed site plan notes 15' light poles.

As there were no additional questions/comments from the Planning Board, ***MOTION** was made by Member Rappa, second by Member LaSpina to **CLOSE THE PUBLIC HEARING**. Motion passed 4-0.

REGULAR MEETING

Chairman Ramsdell opened the Regular Meeting at 7:35PM.

1. MINUTES

It was noted that in the September minutes, the motion to accept the August minutes was made by Member Rappa and not Member Winters as noted in the draft September minutes. As there were no other changes noted, a ***MOTION** was made by Member Rappa, second by Member LaSpina, to **ACCEPT THE SEPTEMBER 2016 MINUTES AS AMENDED**. Motion passed 4-0.

2. CORRESPONDENCE

Correspondence from Scott Johnston on the Small Miracles Farm project was received via email.
Mr. Johnston advised that most of his questions in his comments were clarified when the zoning of the property involved in Phase I was confirmed to be in the B1 zone. Now, most of his questions and concerns are for Phase II, but he feels Phase I will be a good test for Phase II.

3. CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr (copy attached).
Gordon Shehab asked about the berm made by Meadow Hill. He would like to know if Meadow Hill will be planting evergreens on the berm or removing the berm and then planting the evergreens. He also asked if the lighting could be adjusted as it's very bright. CEO John Orr advised he will look into both issues and let him know.

4. PROJECTS FOR REVIEW

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

Andrew Willingham, PE provided an overview of the project:

- The applicant would like to get approvals on Phase I, so they can complete the Phase I work while they obtain approvals for Phase II.

Planning Board Engineer Mark Edsall's comments regarding the Phase I site plan were read into the record (copy attached); Shawn Arnott, Planning Board Engineer, advised that Paragraph 2, second bullet, of the Review Comments misstated the Planning Board Attorney's opinion regarding use of Item 4 for the parking surface rather than the pavement required by Code Section 98-20F(1); it was the Planning Board Attorney's opinion that the Planning Board could waive the pavement requirement pursuant to Code Section 98-29E. A general discussion was held regarding:

- Whether or not races or events would be held at the facility;
 Kevin Donohue advised he doesn't want to get involved in the insurance and other issues involved with hosting a race/event, so he's not planning on holding any races/events there.
- CEO John Orr requested the applicant move SP-A to the first page and EX-B to the second page, so the site plan is the first thing you see. He also requested they add the hours of operation and a better use description to the SP-A page.
- Planning Board Chairman Rick Ramsdell asked about Mark Edsall's comment regarding the lighting pole detail. Joe Buglino advised it was a standard note carried over from another plan, but he can modify it for this site plan.
- CEO John Orr noted that the foot candle lighting ends at the property line and asked the applicant if they could extend the lights to 0 so that we know where it ends – even if it's over the property line. He also asked that the applicant sequence the lighting with the hours of operation.
- Planning Board Chairman Rick Ramsdell asked if the handicap parking would be paved. Joe Buglino confirmed the handicap parking space will be paved or concrete
- Planning Board Engineer Mark Edsall's comments for Phase II and the SWPPP are both Phase II issues and will be addressed when Phase II is presented.
- Hours of operation: Kevin Donohue requested the hours of operation be 5AM to 11PM, 7 days/week.
- It was noted that there may be an overnight event, but only 1 or 2 per year.

Planning Board Chairman Rick Ramsdell advised Phase I would most likely receive approval/disapproval at the November Planning Board meeting.

Applicant to provide a narrative setting forth its position on the issues in the Code which the Planning Board needs to consider in response to the Village Board's Zoning Amendment referral as well as an explanation for each potential impact noted on the EAF. They will be at the November 3, 2016 Planning Board Work Session at 1:30 PM.

5. GENERAL DISCUSSION

Village Board referral: Small Miracles Farm zoning change requests.

- It was noted that the Village Board referred the requests to the Planning Board for review/response.
- Applicant advised they are merging lots 105-1-9.1, 105-1-28 and 105-1-29 and requesting a partial zoning line change so that lots 105-1-28 and 105-1-29 don't become land locked.
- Planning Board Attorney Harold Pressberg advised the applicant that he needed to submit an explanation for each potential impact noted in the EAF and how they were mitigating the impact.

Chairman Ramsdell asked if anyone had anything else to discuss and, as there were no other comments, ***MOTION** was made by Member Rappa, second by Member LaSpina, to **ADJOURN THE MEETING**. Motion passed 4-0. Meeting adjourned at 8:45PM.

Respectfully Submitted,

S. VanRiper

Sandra VanRiper
Planning Board Secretary

PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK
PUBLIC HEARING
OCTOBER 25, 2016

NOTICE IS HEREBY GIVEN, that the Planning Board of the Village of Chester, New York will hold a Public Hearing at the Village Hall, 47 Main Street, Chester, New York, on October 25, 2016 at 7:00 P.M., or as soon thereafter as the matter can be heard, concerning the application of Small Miracles Farm, for site plan amendment for a project known as Small Miracles Farm Phase 1 Site Plan Amendment involving renovation of an existing building for a fitness center including modifications to parking, site lighting and landscaping.

The property is located in the Village of Chester, New York, at 10 Greycourt Avenue and is listed on the Village Tax Map as Section 105, Block 1, Lot 9.1, in a B-1 Zone.

The Planning Board of the Village of Chester, New York, will hear all person's interested at the aforementioned time and place.

BY: ORDER OF THE PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK

RICHARD RAMSDELL, CHAIRMAN

Village of Chester Planning Board

From: SCOTT E JOHNSTON <demongene@msn.com>
Sent: Tuesday, October 11, 2016 12:31 AM
To: vchesterplbrd@frontier.com
Subject: Small Miracles Farm proposal and zoning changes

To the Village planning board,

My name is Scott E. Johnston. I am the current owner and occupant of 29 Greycourt ave Chester, NY. Lot # 105-1-12.2.

First off I would like to thank you for allowing myself and my neighbors the time and courtesy to voice our issues and concerns during your last meeting on Sept 27th. I realize that all which was brought up was not relevant to the projects at hand but Mr Orr did recognize our flooding concerns as needed and we will be consulting with him in the near future.

I had also voiced a bit of my opposition to the proposed Small Miracles Farm project and zoning change request that was on the agenda that evening. I thank you for allowing me to do that as well. Since that meeting I have reviewed much more of the proposed project and send a letter\email to the Village board with my views and concerns. Have included the majority of that correspondence here as well the in the hopes that it will be considered as a part of the Planning board review of the project.

I am sending you this letter to voice my opposition to the zoning and property line changes that Darren Schwartz of Chester Agricultural LLC. & Small Miracle Farms is bringing before the Village Board. To the best of my current knowledge on these proposals, Mr Schwartz is requesting that the zoning for Lots # 105-1-8, 105-1-9.1, 105-1-28 and 105-1-29 to be changed from the current RA (Residential Agricultural) to B1 (Neighborhood Business) . The stated purpose of this request is to allow for the construction of a sizable two story 25,000+sqft building/facility to house a fitness center, farmers market, offices, restaurant, etc. While this proposed project is being painted as highly considerate of the environment, minimally obtrusive to the neighborhood and progressive in its vision, it will in reality be a huge change from the current dynamic and zoned use of the neighborhood it is proposed to be within. There will undoubtedly be significant increases in traffic, noise and light levels in the surrounding area. While these may not seem like large issues to those not living close, I can assure you they would be your large concerns if you lived here as well. that being said, I respectfully ask that the board consider these questions and concerns along with the proposal:

-Are there no zoning variance options that can be considered in RA zoning to accommodate a more modest facility that would serve the owners purpose as well as preserve the neighborhood as it is? This is a huge project

-What are the guarantees that this proposed venture will be successful and remain as proposed? If the zoning is changed to B1 it opens up the door to many alternative uses under the code that could be much more obtrusive to the neighborhood.

- Can there not be special limits put on the proposed rezoning of these lots to limit potential impact on the surrounding community? (Types of business/usage, lighting levels, operation times, etc?)

- I am currently 600-800 feet from B1 zoning. and with this proposed changes I will be approx 200 feet from B1 zoning. What precedent will this set for future projects and zoning considerations in the area? Specifically I am very concerned that the owners of Lots# 105-1-9.1&105-1-9.22 will be the next to request for a zoning change to B1 as it is right across the street and has very little potential for housing or growing. These lots boarder my lot and therefore is a huge concern to me.

- There are significant flood issues in this area that could be exacerbated by the addition of this facility as it is proposed to be within the same high flood risk zone that my property is.
- The fitness facility will undoubtedly make a significant increase of water flow into the sanitary waste water system. This system has had difficulties in the past that resulted in over flow onto the street and into the irrigation ditches. I would hope that an in depth considered and research effort be devoted to this issue.
- Lastly, the zoning change request for the recent BT holdings project was denied in no small part by the logic that Zoning is there for a reason and it should not be changed to accommodate a developers desire over that of the community interest. That denial was made in the face of a huge lawsuit threat as well. So why should this case be different?

I purchased my home in this region for the peace, quite, and the rural simplicity that it provides. Now I sit here writing this letter trying and defend that reality. The approval of this extensive project in my opinion will negatively affect not only the investment I continue to make in my home and property but my desired quality of life as well. While I do understand and support the Villages' desire to revitalize its down town area and increase commerce, I do not believe that it is right, fair or just, to expand it into a residential area by changing zoning to accommodate the desires of the developer while sacrificing the quality of life of the local community and residents.

Thank you for taking the time to hear and consider my position and concerns in this matter.

Respectfully,
Scott E Johnston

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

October 25, 2016

Current projects that were inspected during the last month:

Meadow Hill Apartments.

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

Steris – 2 Nucifora Blvd.

- 1- Interior work, electrical, framing plumbing... continues.
- 2- Work continues on containment room.
- 3- Work continues on exterior site.

Christopher's Bistro – 69 Brookside Ave

- 1- Project complete.

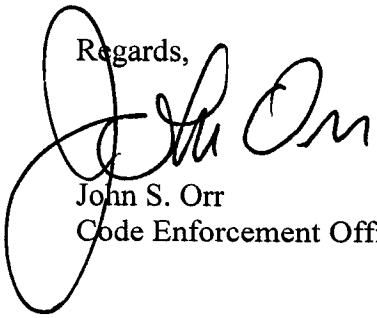
Jean – 7 Vista Drive

- 1- Framing is complete.

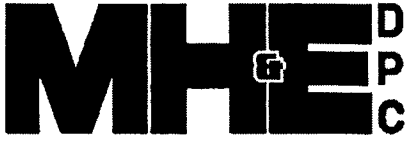
Quinn – 77 Main Street

- 1 – Project almost complete.

Regards,



John S. Orr
Code Enforcement Officer



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

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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SMALL MIRACLES FARM SITE PLAN (PHASE I)
PROJECT LOCATION: OFF GREYDCOURT AVENUE
SECTION 105 – BLOCK 1 – LOT 9.1
PROJECT NUMBER: 16-07
DATE: 25 OCTOBER 2016
CONSULTANT: WILLINGHAM ENGINEERING
PLAN DATE: Willingham plans dated 10/13/16 (5 drawings)
DESCRIPTION: THE APPLICATION PROPOSES RENOVATION OF AN EXISTING 7,450 SF BUILDING FOR USE AS A FITNESS CENTER. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 23 AUG 2016 AND 27 SEPT 2016 PLANNING BOARD MEETINGS.

1. The application involves a change in use and development of the westerly lot (tax lot 9.1). The lot for this phase is in the B-1 zoning district. As part of Phase I, the existing building is to be converted to a fitness center and the site will be modified to include new parking facilities and related site plan improvements.
2. We have performed a follow-up review of the drawings submitted and provide the following comments:
 - We understand that a waiver is not required relative to Code Section 98-20 B (4) for the parking in front yards, since it has been determined that this is a pre-existing condition.
 - The applicant proposes an Item 4 parking surface with delineation of the edge of the parking areas with cobble stone curbs and split rail fence. It is my understanding the Attorney for the Planning Board has determined that the waiver for Code Section 98-20 F (1), which requires that off-street parking be paved, must be obtained from the Village Board.
 - It is difficult to verify which areas are curbed and not from the symbols used.
 - Although the Phase I activity alone would not require a SWPPP, the applicant is in the process of preparing a full SWPPP given the anticipated Phase II activity. Any comments on the SWPPP will be included with the Phase II review.

- Regarding the handicapped detail:
 - All striping for the handicapped space must be blue. When a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.
 - For the cross-hatched access lane near the “bottom” add painted text “NO PARKING” (also in blue).
- On LP-A the Light Pole Detail calls for the contractor to verify conditions since the footing detail is based on 2000 psf. We are concerned that this responsibility is proposed to be made a contractor decision, given the severe soil conditions of the “black dirt” area of the Village. We suggest the design engineer verify conditions and modify the installation detail if so required.
- The lighting plan provides no proposed lighting for the entrance area and handicapped parking.
- The Planting Warranty note on LS-A should replace “Town of Newburgh” with “Village of Chester”. In addition, the responsibility for inspection shall be by the project landscape architect. Any inspections performed by Village representatives will be supplemental.
- The substitution note should reference Landscape Architect.
- The lighting plan should include the standard lighting note, as follows:

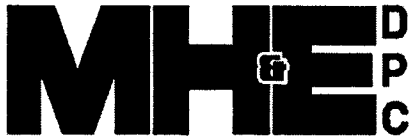
“Planning Board’s acceptance of the lighting design shown hereon is premised on the representation of the applicant that the lighting will not cause a glare or other deleterious effect on adjoining properties and/or roadway traffic. Should any such conditions result from the installation, in the sole opinion of the authorized representatives of the Village, the applicant agrees to modify and/or replace fixtures to cause the correction of the condition, to the satisfaction of the Village representatives.”

3. 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.
4. Status of the referral to the Orange County Department of Planning should be discussed.
5. It is my understanding that, based on input from the Attorney for the Planning Board, the Phase I project has been deemed a Type II activity under SEQRA.

Respectfully Submitted,



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



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

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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SMALL MIRACLES FARM SITE PLAN (PHASE II)
PROJECT LOCATION: OFF GREYCOURT AVENUE
SECTION 105 – BLOCK 1 – LOT 8, 9.1, 28 & 29
PROJECT NUMBER: 16-07
DATE: 25 OCTOBER 2016
CONSULTANT: WILLINGHAM ENGINEERING
PLAN DATE: Willingham plans dated 10/13/16 (9 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 AND 27 SEPTEMBER 2016 PLANNING BOARD MEETINGS.

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. Separate comments have been prepared for Phase I; these comments focus on proposed Phase 2.
2. The application proposes a change in zone (RA to B-1) for the property which requires action of the Village Board of Trustees. If the applicant so desires, the Board can continue their review at the sole risk of the applicant.
3. We have performed a follow-up review of the new plans and have the following comments:
 - The existing conditions plan should include (in some fashion) a survey depicting the entirety of the properties. Currently only a portion of 105-1-29 and 105-1-28 are depicted.
 - As previously requested, 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.
 - The proposed zoning boundary (relocated B-1 / RA zone line) will required Village Board action.

- Disposition of the parking in the front of the new buildings relative to Code Section 98-20 B (4) should be discussed.
- The applicant proposes an Item 4 parking surface with delineation of the edge of the parking areas with cobble stone curbs and split rail fence. It is my understanding the Attorney for the Planning Board has determined that the waiver for Code Section 98-20 F (1), which requires that off-street parking be paved, must be obtained from the Village Board.
- It is our understanding the applicant would be proposing a lot line change or a combination of the three lots. This should be clarified on the application plans. (see comment below regarding utilities)

If a lot line change is proposed, an application must be made to the Planning Board. A combination of lots requires a set procedure which can be a condition of approval and can be further discussed with the applicant.

- 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. The board can also further discuss the overflow parking proposed.
- It is still unclear what portion of the new building (if any) is two-story, and what uses are on the second floor. As previously requested, please clarify.
- The applicant has dimensioned some sidewalks, but not all. In the case of the sidewalk in front of the four handicapped spaces, unless wheelstops are used, the usable dimension of the sidewalk will be diminished by the vehicle overhang. The sidewalk should be dimensioned and wheelstops considered.
- As previously noted, a project identification sign is called out at the entrance. It should be detailed on the SD drawings.
- Drawing SP-2-B provides utility information (water and sewer). We have the following comments:
 - The plan appears to be based on a combination of the three lots since no easements are indicated for utilities crossing other lots.
 - The pump station should be identified as a “Privately owned and maintained” pump station and should cross-reference the detail on sheet SD-2B.
 - The applicant should obtain approval from the Moodna Basin operators regarding the sewer connection into the manhole in Greycourt Ave.
 - Further comments related to stormwater will be included in the SWPPP comments (attached).
 - The board should determine if gas and electric routing is needed on the plan. Many times this is left for post-approval coordination with the utility under the oversight of the code enforcement officer.
- The lighting plan appears to demonstrate reasonable lighting levels. Details regarding the installation are provided.

- On LP-B the Light Pole Detail calls for the contractor to verify conditions since the footing detail is based on 2000 psf. We are concerned that this responsibility is proposed to be made a contractor decision, given the severe soil conditions of the “black dirt” area of the Village. We suggest the design engineer verify conditions and modify the installation detail if so required.
- The lighting plan provides no proposed lighting for the entrance area and handicapped parking for the easterly building.
- The plan should include the standard lighting note, as follows:

“Planning Board’s acceptance of the lighting design shown hereon is premised on the representation of the applicant that the lighting will not cause a glare or other deleterious effect on adjoining properties and/or roadway traffic. Should any such conditions result from the installation, in the sole opinion of the authorized representatives of the Village, the applicant agrees to modify and/or replace fixtures to cause the correction of the condition, to the satisfaction of the Village representatives.”
- The Planting Warranty note on LS-B should replace “Town of Newburgh” with “Village of Chester”. In addition, the responsibility for inspection shall be by the project landscape architect. Any inspections performed by Village representatives will be supplemental.
- The substitution note should reference Landscape Architect.
- The applicant should further explain the purpose and detail of the “equipment area” on the north side of the new building. Is this HVAC equipment, etc. ?
- Comments regarding Sheet ESC-2-B and stormwater facilities shown on SD-1-B are included in the SWPPP comments.
- A sanitary pump station detail is provided on Sheet SD-2-B. We have the following comments:
 - The pump selection is called out as “XXXXX”; as such, the detail remains incomplete. Once an actual design is completed, the flow basis should be reflected on the plans.
 - Elevations for elements of the pump station are called out as “XXX”; as such are incomplete.
 - The plan views should further define element locations. It is ill-advised to have the vent next to the control panel enclosure.
 - Further comments will be made on the pump station once the detail is complete.
 - Pump station notes should confirm the pump station is privately owned, operated and maintained.
- Regarding the handicapped detail:
 - All striping for the handicapped space must be blue. When a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.
 - For the cross-hatched access lane near the “bottom” add painted text “NO PARKING” (also in blue).

4. 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.
5. Status of the referral to the Orange County Department of Planning should be discussed.
6. The Planning Board should discuss SEQRA for Phase II with the Attorney for the Planning Board.

Respectfully Submitted,



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

MJE/st
Ches16-07-25Oct2016-Phase II.doc



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

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25 October 2016

VILLAGE OF CHESTER
TECHNICAL REVIEW COMMENTS

PROJECT NAME: SMALL MIRACLES FARM
TAX LOT/LOCATION: 105-1-9.1, 28 & 29
P.B. PROJECT NUMBER: 16-07
REPRESENTATIVE: WILLINGHAM ENGINEERING
REVIEW DATE: 25 OCTOBER 2016

The undersigned reviewed the Storm Water Pollution Prevention Plan for the above mentioned project last revised 13 October 2016 on 25 October 2016. The following observations were noted:

1. The applicant has stated that he has treated more than the required Water Quality Volume (WQv) (5,656ft³) and all of the Runoff Reduction Volume (RRv) (929ft³). This was accomplished through the use of half the drainage area being new impervious area and half of the drainage area being redevelopment. The 75% and 100% credit for the WQv and RRv respectively, was utilized through the use of Stormwater Management Practices for the redevelopment area.
2. Please complete and include the NOI in the SWPPP.
3. The Type II storm event is being used in the HydroCAD model. The Village of Chester is in the Type III storm distribution.
4. Please review Table 1 in Appendix A of the NYSDEC Stormwater Design Manual for the minimum free board required for the emergency overflow.
5. Please include proposed topography on the Erosion and Sediment Control plans.
6. Please provide staging areas on E&SC plans.
7. Consideration should be made to revising all notes that stabilization be required within 14 days of soil inactivity as per NYSDEC regulations.
8. Consideration should be made to adding instructions for site inspection to Erosion and Sediment Control Notes.
9. Consideration should be made to the use of more sediment control measures in the Northeast corner of the site.
10. Consideration should be made to the use of check dams in the diversion swales.
11. Consideration should be made to the addition of a concrete washout station.
12. More comments may become available as more iterations of the SWPPP review progress.

Please feel free to contact the undersigned should you have any questions, comments or require any additional information regarding this matter.

Very Truly Yours,

**McGoey, Hauser & Edsall
Consulting Engineers, D.P.C.**



Shawn Arnott
Staff Engineer