

VILLAGE OF CHESTER

Planning Board

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VILLAGE OF CHESTER PLANNING BOARD'S REPORT REGARDING INTRODUCTORY LOCAL LAW # 2 OF 2018 "AMENDMENTS TO CHAPTER 98 SENIOR HOUSING"

To the Mayor and Board of Trustees of the Village of Chester:

Pursuant to Village Code §98-40(A) and the Village Board's Resolution, dated February 13, 2018, the Village of Chester Planning Board submits the following report regarding the proposed amendment to §98-23.1 pertaining to the Senior Housing Special Use Permit:

Background:

After great effort, in November 2004 the Village Board adopted Village Zoning Code §98-23.1 establishing an elaborate senior citizen housing special permitted use ("SCH special use permit") in RMH, RM, B-1 and B-2 Districts. Since its adoption, no senior housing projects have been constructed, and there are few parcels in the Village which could accommodate large-scale projects in conformity with the present Code. The Planning Board thinks it is appropriate to amend the Code to permit smaller scale senior housing projects as a special permitted use and to relax certain of the requirements which are not necessary, but which are hindering the development of senior housing.

Since many prospective residents for senior housing will be downsizing from larger residences, the Planning Board suggests that the requirement for storage set forth in §98-23.1(H)(2)[5] be maintained, especially for large-scale projects.

With respect to the specific issues raised by Village Code §98-40(A), the Planning Board reports:

(1) Whether such change is consistent with the aims and principles embodied in the chapter as to the particular districts concerned.

The Planning Board determines that the proposed change would be consistent with the aims and principles embodied in the chapter as to the particular districts concerned. The proposed amendment to the SCH special use permit would not change the Districts in which the special permitted use is allowed, but only reduces the parcel size requirement ("minimum available lot area") from 3 acres to 2 and a half acres.

(2) Which areas, land uses, building and establishments in the Village will be directly affected by such change and in what way they will be affected.

Since SCH special use permits are allowed in RMH, RM, B-1 and B-2 Districts, parcels in those Districts will be affected. The amendment will permit senior housing on parcels 2.5 acres instead of the current minimum 3 acres. Because there is no proposed amendment to the "Maximum residential density", as provided in §98-23.1(F)(1)(b), the number of residences permitted per acre will not change.

The effect will be that SCH special use permits will be allowed for smaller parcels than currently permitted. Accordingly, a senior housing project on the "Townsend property" could be proposed.

(3) The indirect implications of such change in its effect on other regulations.

The Planning Board is not aware of any indirect implications on other regulations.

(4) Whether such proposed amendment is consistent with the aims of the Comprehensive Plan of the Village.

The Village's Comprehensive Plan with respect to the development of affordable senior housing is set forth in SCH special use permit section "Statement of intent", §98-23.1(A). The Village Board adopted §98-23.1 to expand housing opportunities for senior citizens and encourage the development of moderately priced and affordable multiple dwellings for senior citizens. Certain requirements of the present Code have apparently prevented the development of senior housing projects in the over 13 years since SCH special use permit section was adopted. Changes are required to accomplish the section's intent. The proposed amendment is accordingly consistent with the Village's Comprehensive Plan.

Accordingly, the Village Planning Board determines that revisions to the requirements for the SCH special use permit would be appropriate.

Dated: March 27, 2018

Respectfully submitted:



Richard Ramsdell, Chairman
Village of Chester Planning Board