

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

JUNE 25, 2013

REGULAR MEETING

PRESENT: Richard RAMSDELL, Chairman
Gene WINTERS, Member
Robert JANKELUNAS, Member
John REILLY, Member
Anthony LASPINA, Member
John ORR, Code Enforcement Officer
Mark EDSALL, Engineer
Ian SCHLANGER, Attorney

PUBLIC HEARING 7:06 PM

Project # 13-03 **Project Name: C&S Site Plan Amendments**
Applicant/Owner: **Chester Logistics, LLC**
Location: **1 Elizabeth Drive - (SBL 118-1-7.1)**
Re: **Site Plan Amendment – Enlarging Truck Entrance to 4 Lanes**
Presented By: **Rick DeWolfe, Engineer**

Chairman Ramsdell opened the **Public Hearing** at 7:06 PM.

Chairman Ramsdell read the Public Hearing Notice as it was published in the June 13, 2013 edition of the Times Herald Record (copy attached).

Project overview provided by Rick DeWolfe:

- Apply and obtain permits for enlarging the main truck entrance to 4 lanes.
- Install new security posts and signal booths.
- Repair of manhole.
- Catch basin to be reconstructed.
- The curb that the trucks are constantly hitting must be repaired and or redone.

After Mr. DeWolfe made his presentation, Chairman Ramsdell asked the Board Members if they had any questions or comments. As they had no questions or comments, the hearing was opened to the public. There were no public comments.

As there were no other comments, ***MOTION** was made by Member LaSpina, second by Member Reilly, to CLOSE THE PUBLIC HEARING. Motion passed 5-0. Public Hearing closed at 7:27 PM.

REGULAR MEETING – 7:30 PM

Chairman Ramsdell opened the Regular Meeting at 7:30 PM.

1. Minutes

2. **Correspondence**

There was no project unrelated correspondence.

3. **Code Enforcement Officer Report**

Presented by John Orr (copy attached).

4. **Projects for Review**

Project # 13-03	Project Name: C&S Site Plan Amendment
Applicant/Owner:	Chester Logistics, LLC
Location:	1 Elizabeth Drive (SBL 118-1-7.1)
Re:	Site Plan Amendment – Enlarging Truck Entrance to 4 Lanes
Presented By:	Rick DeWolfe, Engineer

Update provided by Mr. DeWolfe:

- He advised that he spent 3 hrs. today at C&S observing incoming and outgoing trucks;
- Assured the Board that gantry framing will be installed with Green and Red Traffic Flow lights;
- Discussed whether sunlight will interfere with the lights;
- They will be constructing 2 smoking huts (1 in Town and 1 out front);
- There is an existing guard house on the property;
- Every entrance and exit will have a security post;

Member LaSpina advised the board that there is a problem with the trucks “running up on” and or hitting the curb as they make a right turn from Leone Lane to Elizabeth Drive. Mark Edsall advised that it should be repaved with a replacement curb so that future damage will be eliminated.

- He will inform C&S about the situation with the curb and will get back to the board;
- The surface of the 4 lanes going in will be milled and reconstructed;

Mark Edsall's comments (copy attached) were reviewed and general discussion held. He advised that Mr. DeWolfe did a good job with the changes we requested.

John Orr advised that we may do a conditional approval so you don't lose 30 day's work.

Mr. DeWolfe stated that their earliest starting date would be 8/1/13. Everything would be done within 6 weeks. (Road work in 1 month) Mark Edsall advised Mr. DeWolfe put the plan together and to forward it to the Highway Superintendent. Rick advised that he will also forward copies to Mark Edsall and John Orr. C&S is expected to be back at the 7/23/13 Planning Board Meeting

5. **Project # 13-04** **Project Name: DePaulis 94 Phase V**
Applicant/Owner: **DePaulis Enterprises VI, LLC**
Location: **Route 94 Elizabeth Drive (SBL 116-1-1.2 / MI Zone)**
Re: **Fill and regrade parcel acquired by quitclaim from the State of New York**
Presented By: **John Atzl, Surveyer**

Mr. Atzal reviewed some items regarding the project:

- Reviewed the letter that was received from Robert G. Torgersen, LA, CPESC. (copy attached);
- Fixing the basin will eliminate any run off or silt from reaching the adjacent site or the onsite DEC wetland;
- Reconstruction of the temporary, access road off of Rt. 94.;
- They received DOT permit; updating the entrance;
- Reupped our SPDES permit;
- Approximately 2700 cubic yards of clean fill will be used;

- The construction entrance will be maintained..

Mark Edsall advised that all other agencies have independently acted on issuing permits. ***MOTION** by Member Jankelunas to type as "UNLISTED" for SEQRA, second by Member Winters. The VOC Planning Board will take lead agency in SEQRA determination. We received a local determination letter from the OCDP. Chairman Ramsdell asked if anyone thinks we need a Public Hearing for this project and the consensus was no. Depaulis will be back at the 7/23/13 meeting.

6. **Project # 13-05** **Project Name: Somers Subdivision**
Applicant/Owner: **Somers Enterprises LLC**
Location: **1 Bryle Place (SBL 110-2-3.21)**
Re: **Somers Subdivision**
Presented By: **Tim Somers**

Mark Edsall's comments (copy attached) were reviewed and general discussion held.

:

- Chairman Ramsdell asked if the existing parcel is one (1) entire lot and Mr. Atzl advised that it is;
- Planning Board can review as one (1) SEQRA action. Send to OCDP as one (1) item not two (2);
- ***MOTION** by Member LaSpina to type as "UNLISTED" for SEQRA, second by Member Reilly;
- ***MOTION** by Member Jankelunas for VOCPB to take "LEAD AGENCY", second by Member Winters;
- Traffic patterns were discussed. Member Winters noted current and ongoing traffic problems on 17m with MOBIL;
- John Orr advised that we will need, at least, two (2) more meetings.

7. **Project # 13-06** **Project Name: Somers/Taco Bell Site Plan**
Applicant/Owner: **Somers Enterprises LLC**
Location: **1 Bryle Place (SBL 110-2-3.21)**
Re: **Somers/Taco Bell Site Plan**

Mark Edsall's comments (copy attached) were reviewed general discussion held.

- Chairman Ramsdell advised that they had a lengthy discussion at 7/2/13 work session;
- Member Jankelunas inquired about how many cars can enter drive-thru before it is blocked by waiting vehicles; he further stated that if someone in the drive-thru line changes their mind and wants to leave, there is no way out;
- Parking spaces (locations) for patrons and employees were discussed;
- John Orr asked what size is the proposed building, they replied it is the medium one;
- Mr. Somers advised that there are three prototypes and he will review the lay outs for all three;
- John Orr offered the option of attending the 7/2/13 work session but if that is too soon, they could circulate something within the first two weeks of July;
- Tim Somers asked Mark Edsall if he could reach out to him with any suggestions and Mark advised that his comments stand.

8. **Proposed Sign Code**

Presented by John Orr (copy attached).

The Planning Board will need to submit a report on the proposed sign changes to the Village Board.

9. BT Holdings

Presented by Ian Schlanger.

- There was a split decision regarding Annexation; Village Board approved and Town Board denied;
- Settlement was reached to decrease the units by more than 100;
- The first Planning Board item will be the Zoning Law change to add the Zoning District.

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 9:05PM.

Respectfully Submitted,

Missy Sosler
Planning Board Secretary

Publication Confirmation

Ad Order Number

0000025017

Customer

CHESTER, VILLAGE

Customer Address47 MAIN STREET
CHESTER NY 10918 USASales Rep.

Foddrillp

Customer Account

500094394

Customer Phone

845-469-2388

PO Number

C&S WHOLESale

Total Amount

\$54.50

Payment MethodPayment Amount

\$0.00

Amount Due

\$54.50

Ad Number

0000025017-01

Run Dates

6/13/2013

WYSIWYG Content

PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK
NOTICE OF PUBLIC MEETING

JUNE 25, 2013 - 7:00 P.M.

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 in the Village of Chester, New York on Tuesday, June 25, 2013 at 7:00 P.M., or as soon thereafter as the matter can be heard, concerning the application of C & S Wholesale Grocers, Inc., for amended site plan approval for the project known as C&S Wholesale Grocers Site Plan Amendment. The applicant proposes, among other things, to relocate the guard post and to improve tractor trailer movement within site.

The property is located at 1 Elizabeth Drive and is listed on the Village Tax Map as Section 118, Block 7, Lots 7.1 in a M-1 Zone.

All persons interested will be heard by the Planning Board of the Village of Chester, New York at the aforementioned time and place.

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

Dated: June 3, 2013

JUN 17 2013

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

~~May 28, 2013~~

6/25/13

Current projects that were inspected during the last month:

Tartaglione – 69 Brookside Ave.

- 1- Final inspection complete.

Boodles – 37 Main Street

- 1- Cosmetic work continues.

Bukowski – 16 Chester Acres Blvd.

- 1- Issued permit for an addition.

Wittekind – 11 Greycourt Ave

- 1- Issued permit for an addition.

Smith – 65 Greycourt Ave

- 1- Issued permit for placement of 2 mobile homes.

Seigel – 49 Brookside Ave (former Suds & Duds)

- 1- Issued permit for renovation to Dentist Office.

Paul Davis Restoration – 143 Main Street

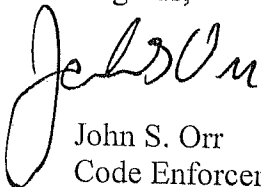
- 1- Issued permit for repairs and renovation after fire.

Chester Mall – 78 Brookside Ave

- 1- Issued Permit for new Dunkin Donuts.

Spoke with Sue Conkin, gave her permission to open again this year under the temporary site plan guidelines that we had in place last year.

Regards,



John S. Orr
Code Enforcement Officer

§ 98-19. Signs.

[Amended 2-10-1992 by L.L. No. 2-1992]

A. Objective of Sign Ordinance. These regulations are promulgated for the purpose of controlling existing and proposed outdoor signs of all types which are visible from streets in the Village in order to:

- (1) Promote public safety and welfare by reducing distraction and obstructions to motorists which may contribute to traffic accidents and by reducing hazards that may be caused by signs overhanging streets in the Village; and
- (2) Create a more attractive economic and business climate, lessen congestion of land and air space, enhance and protect the physical appearance of the community visible from the streets in the Village and provide a more aesthetically enjoyable and pleasing community. It is further intended to provide more visual open space and enhance the community's appearance and attractiveness.

B. Unless specifically permitted herein or required to be permitted as a matter of freedom of speech by the Constitution of the United States or the Constitution of the State of New York, all signs are prohibited.

[Amended 2-11-2002 by L.L. No. 2-2002]

C. Signs permitted in residence districts. The following signs shall be permitted in residence districts:

- (1) Real estate signs not exceeding six square feet in area, advertising the sale, rental or lease of the premises on which they are maintained. Such signs shall be distant at least 25 feet from any street line or not more than five feet in front of any building that sets back less than 25 feet from the street line.
- (2) One nameplate or professional or announcement sign in connection with a residential building not exceeding two square feet in area.
- (3) One identification sign not exceeding 16 square feet in area, for a place of worship, parish house, religious school building, hospital, nursing home, private school or apartment building, subject to Article V hereof. Such sign shall refer only to the premises upon which it is located. Such sign shall not be located in a required yard unless affixed to the wall of a building, except that in no case need it be located more than 25 feet from the street line. Notwithstanding the above, a bulletin board of a place of worship, not more than 12 feet square, may be placed no closer than 10 feet to a street line.
- (4) A ground-mounted sign shall not project more than five feet above the ground.

- (5) A sign mounted on a building shall not project above the roofline or a line five feet above the top of the roof beams where they join the exterior bearing wall, whichever is lower.

D. Signs permitted in B-1 Districts. The following signs shall be permitted in B-1 Districts:

- (1) Any sign permitted in a residential district, according to residential district regulations.
- (2) Flat business signs which shall not project more than 12 inches beyond the building facade and shall not extend above the roofline or a line five feet above the top of the roof beams where they join the exterior bearing wall, whichever is lower.
- (3) Suspended business signs hung off buildings over sidewalks no larger than 12 square feet in size. Lowest edge of sign must be higher than 8 foot 6 inches over sidewalk surface and be supported solely by the building (no post). Sign must not be closer than 12 inches from road curb.
- (4) The total surface display area of flat business signs and suspended business signs shall not exceed in square feet two times the number of linear feet of the width of the store or building frontage, except that in the case of a corner lot such square foot display area may be increased by one times the number of linear feet of the length of the store or building which faces the secondary street. Said increased permitted display area shall be used only for the erection of a permitted sign on the length of the building or store which faces the secondary street. Where the premises abut a parking lot, the total display area may be increased by 1/2 times the number of linear feet of the width of the store or other building fronting on such parking lot. Such increased display area shall only be utilized for the erection of a permitted sign on that part of the store or building which abuts said parking lot.
- (5) No sign of any kind shall be painted or mounted on the side of a building facing an adjoining residence district, nor shall signs of any kind be placed in the side yard or rear yard area adjoining a residence district.

E. Signs permitted in B-2 Districts. The following signs shall be permitted in B-2 Districts:

- (1) Any sign permitted in a B-1 District, according to B-1 District regulations except suspended signs which are permitted in B-1 District. However, the maximum total area for all permitted flat signs shall not exceed 200 square feet for the frontage on one street and shall not exceed 400 square feet for all sides of a store or building.

- (2) One identity sign per individual use, exclusive of uses in a shopping center. One identity sign is permitted for a shopping center less than 10 acres in area, and two identity signs are permitted for shopping centers in excess of 10 acres.
- (3) Identity signs, which shall not be over 20 feet high above ground level with no part or projection closer to a street line than 20 feet.
- (4) The maximum area for identity signs shall be:
 - (a) For individual uses: 50 square feet for one face or 100 square feet for the two faces of a double-faced sign.
 - (b) For shopping centers: 100 square feet for one face or 200 square feet for the two faces of a double-faced sign.
- (5) In addition to identity and wall signs, gasoline filling stations may have incidental signs indicating services, products, prices, trade information or other information, not including product advertising, which may be attached to the structure or may be listed on one permanently installed sign structure at least 20 feet from any property line.
- (6) No products or product containers or signs shall be closer to a street line than 20 feet.
- (7) The total sign area of incidental signs other than identity and wall signs shall not exceed a total of 40 square feet.
- (8) Billboards and other advertising signs which are not clearly visible from any street in the Village.

F. Signs permitted in M Districts. The following signs are permitted in M Districts:

- (1) For each industrial establishment, one identity sign for each street frontage, each with a maximum area of one square foot for each linear foot of a building facade which fronts on a street.
- (2) Flat wall signs located anywhere on the surface of the building, but in no case shall they project above the roofline or a line five feet above the top of the roof beams where they join the exterior bearing wall, whichever is lower, or ground-mounted signs not to exceed five feet in height and set back at least 25 feet from a street line.
- (3) Billboards and other advertising signs which are not clearly visible from any street in the Village.

G. Signs permitted in any district. The following signs shall be permitted in any district and shall not require a permit:

- (1) Construction signs which identify the architects, engineers, contractors and other individuals or firms involved with the construction, but not including any advertisement of any product, and signs announcing the character of the building enterprise or the purpose for which the building is intended, during the construction period, to a maximum area of 32 square feet for each industrial or B-2 use and to a maximum area of four square feet for each firm in all other districts. The signs shall be confined to the site of the construction and shall be removed within 14 days of the beginning of the intended use of the project.
- (2) Real estate signs advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed, up to a total area of 12 square feet unless otherwise regulated by Subsection C(1) above. Such signs shall be removed within 14 days of the sale, rental or lease of the premises.
- (3) Political campaign signs announcing the candidates seeking public political office and other data pertinent thereto or other signs publishing noncommercial content, up to an area of 16 square feet for each premises. These signs shall be confined within private property.

[Amended 2-11-2002 by L.L. No. 2-2002]

- (4) A sign of the temporary poster-type erected for temporary use only and displayed inside a business establishment or affixed to the outside of its show window or on the building which houses such establishment, advertising a special sale for a limited time only of goods, services or entertainment on the premises where displayed; or a similar sign not over three square feet in area advertising some civic event.
- (5) Signs directing traffic movement onto a premises, not exceeding two square feet in area for each sign. Horizontal directional signs on and flush with paved areas are exempt from these standards.
- (6) Signs of educational, religious, governmental or nonprofit organizations containing general public information, or signs of public, quasi-public, commercial, industrial or real estate development uses giving directions thereto. Such signs:
 - (a) Shall require approval of controlling agencies when located on street rights-of-way.
 - (b) Shall not exceed four square feet in area.

(c) May be located on a premises other than that on which the use to which the signs refer is located.

(d) Shall be limited to three signs per use.

(e) Shall be located at least 1,500 feet apart as measured along a street.

H. Signs prohibited in any district. The following signs and types of signs shall be prohibited in any district:

(1) Signs, advertising a structure or device erected or maintained adjacent to a state park or parkway in violation of § 13.07 of the Parks, Recreation and Historic Preservation Law.

(2) Signs which contain or are an imitation of an official traffic sign or signal or contain the words "stop," "go slow," "caution," "danger," "warning" or similar words.

(3) Signs or lights which are of a size, location, movement, content, coloring, shape or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal.

(4) Signs which move in any manner, consist of moving devices, have a major moving part or which may swing or otherwise noticeably move as a result of wind pressure because of the manner of their suspension or attachment.

(5) Billboards and other advertising signs which are clearly visible from a street in the Village, and signs mounted on rooftops and signs which project out from buildings more than one foot.

(6) Freestanding or projecting signs within an area bounded by the intersection of the right-of-way of two or more streets and located within 30 feet from such intersection along the rights-of-way of such streets, except informational signs erected by a governmental body.

(7) Signs that are displayed in such a manner as to be hazardous to traffic or disturb occupants of any other building.

(8) Signs attached to or incorporated onto any utility pole or light pole.

(9) Signs erected or located on, within or over any public right-of-way, unless specifically permitted herein.

(10) Except as otherwise permitted in this chapter, signs which are not accessory to a use located on the premises.

(11) Inflatable signs.

I. Illumination of signs in any district. The following regulations as to illumination of signs shall apply in all districts:

- (1) Signs may be internally lighted or illuminated by a hooded reflector.
- (2) No sign shall have blinking, flashing or fluttering lights or other illuminating device which has a changing light intensity, brightness or color.
- (3) Exposed reflective-type bulbs or incandescent lamps which exceed 15 watts shall neither be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property nor be strung in a series of bulbs.
- (4) In the B-2 District, Signs, or portions of, can be of Electronic Message Display (EMD) provided they meet the following criteria.
 - (a) EMD does not change more than once every 8 (eight) seconds and the electronic message center does not exceed 50% of total sign area permitted.
 - (b) EMD change is to be instant and take no more than 1 (one) second.
 - (c) EMD will not flash, fade or scroll.
 - (d) All devices will be required to have automatic dimming capability that adjusts the brightness to the ambient light at all times of the day and night.
 - (e) Only one Electronic Message Display per zoning lot. Gasoline filling stations are allowed digital pricing at each pump not to be included in overall sign allotment.
- (5) In the M Districts, Signs, or portions of, can be Electronic Message Display (EMD) provided they meet the following criteria.
 - (a) EMD does not change more than once every 8 (eight) seconds and the electronic message center does not exceed 50% of total sign area permitted.
 - (b) Billboards and other advertising signs which are not clearly visible from any street in the Village can be up to 100% EMD.
 - (c) EMD change is to be instant and take no more than 1 (one) second.
 - (d) EMD will not flash, fade or scroll.

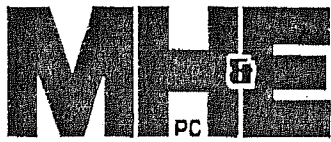
(e) All devices will be required to have automatic dimming capability that adjusts the brightness to the ambient light at all times of the day and night.

(f) Billboards and other advertising signs facing State Route 17/Interstate 86 must meet the more restrictive standard of state or village requirements.

J. Noncommercial copy. Notwithstanding any other provisions of this section, any sign authorized herein is allowed to contain noncommercial copy in lieu of any other copy. Any provision authorizing commercial copy may be read so as to authorize noncommercial copy in lieu thereof.

K. Severability. If any provision of this section or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this section which can be given effect without the invalid provisions or application, and to this end the provisions of this section are severable.

L. Governmental agencies. The provisions of this § **98-19** shall not apply to the Village of Chester.



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

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ & PA)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
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SUITE 202
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(845) 567-3100
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E-MAIL: MHENY@MHEPC.COM

WRITER'S EMAIL : MJE@MHEPC.COM

ACEC MEMBER

VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: C&S WHOLESALE SITE PLAN AMENDMENT
(TRACTOR TRAFFIC REVISIONS)
PROJECT LOCATION: ELIZABETH DRIVE & LEONE LANE
SECTION 118 – BLOCK 1 – LOT 7.1
PROJECT NUMBER: 13-03
DATE: 25 JUNE 2013
CONSULTANT: DEWOLFE ENGINEERING ASSOCIATES
PLAN DATE: PLAN DATED 11 JUNE 2013
DESCRIPTION: THE APPLICATION PROPOSES REVISIONS TO THE TRUCK
ENTRANCE, TRUCK EXIT, PROPOSES ADDITIONAL TRAFFIC
CONTROL SIGNAGE AND ADDS AN EMPLOYEE BREAK AREA.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 28 MAY 2013
PLANNING BOARD MEETING.

1. The applicant has submitted revised plans for the project. The most significant concern from the prior plans was the variable use of the main entrance lanes for ingress and egress and potential traffic problems with control. The applicant has now included an overhead lane control lighting unit (similar to toll booth lane control). We believe this will adequately address the prior concern.
2. We have reviewed these plans and provide the following comments:
 - As previously requested, the "Site Plan Note" should reference the prior application number for the original site plan approval.
 - As previously noted, signs should be provided to identify the Fire Lane.
 - As previously requested, the applicant has changed the plan title to "Site Plan Amendment", however the identification as C&S Wholesale should also be oriented and located in the lower right hand corner of the folded plan.


These are very minor corrections and could be included on the final plans submitted
for stamp of approval.

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE • SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

3. The applicant should advise of the status for the authorization for use of the Leone Lane extension for vehicle staging.
4. As previously noted, the amendment revises only the portion of the site within the Village of Chester, and no modifications are proposed within the Town of Chester. Due to the project's proximity to the municipal boundary, referrals were made to the Orange County Department of Planning and Town of Chester to comply with GML 239.

Respectfully Submitted,



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

MJE/st
Ches13-03-25June2013.doc



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

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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: DEPAULIS GRADING (PHASE V)
PROJECT LOCATION: OFF NYS ROUTE 94 (ADJACENT TO ROUTE 17)
SECTION 116 – BLOCK 1 – LOT 1.2
PROJECT NUMBER: 13-04
DATE: 25 JUNE 2013
CONSULTANT: ATZL, SCATASSA & ZIEGLER PC
PLAN DATE: PLANS dated MAY 29, 2013
DESCRIPTION: THE APPLICATION PROPOSES FURTHER GRADING (FILLING) AT
THE SITE FOR FUTURE DEVELOPMENT.

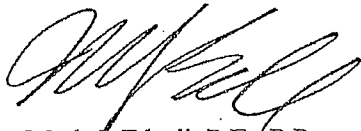
1. This is Phase V of the multi-phase preparation of the property for future development. This phase proposes filling of an area approximately 0.6 Acres.
2. Our concerns / comments are as follows:
 - The SWPPP should be updated / revised to include this Phase.
 - The construction entrance should be maintained and brought to proper standards as needed.
3. The applicant's representative has submitted a copy of the updated DOT permit which is valid thru June 2014. As well, some supplemental information is included in their 6/17/2013 letter to the Board.
4. Since this project involved an outside agency, a Lead Agency coordination letter was prepared. If appropriate based on the responses, the Board may wish to formally assume the position of lead agency under the SEQRA review process at this time.

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• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

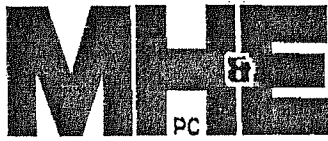
5. This project is adjacent to NYS Routes 94 and 17 and, as such, a referral was prepared to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
6. This project is within five hundred feet (500') of the municipal boundary with the Town of Chester, as such, in accordance with GML 239-nn, a notice to the adjacent municipality regarding the application was prepared.
7. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Section 98-28 (B) of the Village Code.

Respectfully Submitted,



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

MJE/st
Ches13-04-25June2013.doc



McGOEY, HAUSER and EDSALL
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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SOMERS MINOR SUBDIVISION
PROJECT LOCATION: NYS ROUTE 17M & BRYLE PLACE
SECTION 110 – BLOCK 2 – LOT 3.21
PROJECT NUMBER: 13-05
DATE: 25 JUNE 2013
CONSULTANT: NOT IDENTIFIED
DESCRIPTION: THE APPLICANT PROPOSES A TWO-LOT MINOR SUBDIVISION OF
THE COMMERCIAL PROPERTY. THE PLAN WAS REVIEWED IN
CONCEPT.

1. The subdivision and site plan are separate and independent applications before the Planning Board. The plans should be separate submittal sets.
2. The plan submitted does not include any indication of the NYS licensed professional land surveyor that prepared that plan. This is required.
3. All plans should include an approval box, with the Village Project Number (noted above) included in the box. The box should be in the bottom right hand fold of the plans, on each sheet. The title block with project name should also be in this lower right hand fold.
4. The property is located in the B-2 zoning district and the "required" bulk values shown appear correct for the subdivision under consideration. Each lot meets the minimum requirements.


MUST CHECK INCONSISTENCY OF FRONT YARD PROPERTY LINE VS PRIVATE ROAD
LOCATION. IT LOOKS AS IF THEY ARE MEASURING INTO ROAD NOT TO LIMIT OF
ROW/EASEMENT. MUST PULL OUT ORIGINAL PLAN. I NEED TO FURTHER CHECK THIS.
EITHER WAY IT APPEARS TO EASILY MEET ZONING BUT THE BULK TABLE MAY NEED
CORRECTION

REGIONAL OFFICES

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- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

5. The proposed use on Lot 2 need not be indicated on this subdivision plat (as was shown on sheet 2). We see no reason why the subdivision application could not be a single drawing sheet.
6. All metes and bounds for the property lines (both proposed and existing) must be shown, with the plan signed, stamped and certified by the PLS.
7. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
8. This project is adjacent to NYS Route 17M and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).

Respectfully Submitted,



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

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**McGOEY, HAUSER and EDSALL
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**VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: TACO BELL SITE PLAN
(SOMERS SUBDIVISION LOT #2)
PROJECT LOCATION: NYS ROUTE 17M & BRYLE PLACE
SECTION 110 – BLOCK 2 – LOT 3.21 (PART OF)
PROJECT NUMBER: 13-06
DATE: 25 JUNE 2013
CONSULTANT: NOT IDENTIFIED
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF LOT #2 OF
THE SOMERS SUBDIVISION AS A FAST FOOD RETAIL SITE. THE
PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The subdivision and site plan are separate and independent applications before the Planning Board. The plans should be separate submittal sets.
2. The plan submitted does not include any indication of the NYS licensed professional land surveyor that prepared that plan. This is required.
3. All plans should include an approval box, with the Village Project Number (noted above) included in the box. The box should be in the bottom right hand fold of the plans, on each sheet. The title block with project name should also be in this lower right hand fold.
4. We have reviewed the site plan submittal and have the following comments:

Site Plan Sheet

- Plan does not appear to be based on an actual field planimetric survey. Please identify source of information on plan. (Site plans should be developed based on an actual field survey of existing conditions).
- It appears that the layout would have the parked (diagonal) vehicles on the south side of the site hang over onto the adjoining Mobil property. Verify / clarify.

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- The plan must be clear as to location of concrete curb along the entire interior perimeter of the parking lot.
- The site parking area appears to be proposed with only one catch basin. This would appear inadequate.
- The sewer lateral must include a properly sized grease trap. Approval of this connection and element detail must be obtained from Moodna Basin Sewer Authority who operate the collection system.
- Additional detail is required for the water tap connection. Contact Village Water Superintendent.
- Revise reference on plan of "Dumpster Pad" to "Dumpster Enclosure (see detail)".
- We recommend against an excavation into the State Highway for sewer, when the sewer line is available on the Bryle Place side of the lot.

Traffic Flow & Signage Plan

- Traffic on south side of building is dual lane parallel one way flow which in turn is reduced to a single one way lane. Some control of this condition is required.
- "Shared Sign" shown on grass area northeast corner of site should be further detailed and users identified on the plans.

Grading and Removal Plan

- Purpose of grading plan is to depict existing contours and proposed contours (and/or individual spot elevations) with proposed improvements shown. Submitted plan is not so prepared.
- Section A-A on this drawing appears to cut against neighbors property and leave an exposed 2' – 9' cut. Explain.
- Single detail for soil erosion control (silt fence detail) inadequate. See numbered comment below.
- Plan calls out 12" – 24" interlocking block wall but does not define fill condition or grading behind wall.

Detail Sheet

- Revise Handicapped Parking Detail - when a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.
- Revise Handicapped Parking Detail - a sign is required in front of the cross-hatched access lane of the handicapped parking space. The sign must read "No Parking - Any Time".
- Details for water and sewer must be approved by Village Water Superintendent and Moodna Sewer Authority, respectively.
- The plan notes a masonry type dumpster enclosure, which is the preferred construction. We recommend the exterior finish (or coating) match the proposed building. We also recommend protective bollards be added at the front corners.
- We recommend 4000 psi concrete for all curbs and sidewalks.
- Spacing of expansion joints and scored joints should be noted for curbs and sidewalks.

Landscape and Lighting Plan

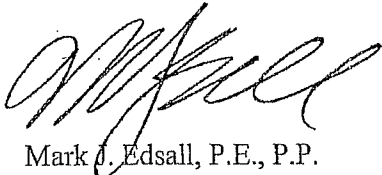
- Lighting shown does not identify foot-candle values for isolux lines. Correct.
- Provide manufacturer's product information for all selected light fixtures.
- Provide installation detail on plans for all lighting fixtures.
- The following note must be added to lighting plan:

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.

- Landscaping trees along front (highway) side of site appear to be within State right-of-way.
 - Some landscape screening is possible adjoining dumpster enclosure.
5. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

6. This project is adjacent to NYS Route 17M and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
7. The application involves non-residential development with disturbance less than one acre and, as such, the application is not required to submit a full Stormwater Pollution Prevention Plan (SWPPP). The plans should include soil erosion and sedimentation prevention measures. A plan view of the provisions, and appropriate details should be provided as part of the subdivision plan submittal.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'M. Edsall', written in a cursive style.

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

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