

**Subject:** 1728 Route 17M. development plans in the CHESTER SCHOOL DISTRICT  
**From:** Mary Israelski (mary.israelski@randrealty.com)  
**To:** voccomments@frontier.com; mayor@villageofchester.com;  
**Cc:** risra42@hvc.rr.com;  
**Date:** Thursday, July 5, 2018 6:58 PM

Dear Mayor Bell, Village Board of Trustees, Planning Board and Comprehensive Plan Committee, Sandy Van Riper,

Regarding creating a vision for The Chester Village Comprehensive Plan:

Please see development Sketch plan attached that is for a site in the Chester School District. The entire plan will create good taxable income to the Chester School District with no burden to the school district. It consists of 2 hotels, 1 strip mall, reuse of the 90 yard barn and 96 housing units for adults 55 plus in age.

I am writing to ask that your new Comprehensive Plan provide provisions to allow properties that will support your school district and village to be allowed to hook into the Chester Water and Sewer districts.

Our property, 1728 Route 17 M, is located near the border of Chester and Goshen. It is in the town of Goshen but it is in the Chester School District. The sketch plan attached is allowed by code in Goshen. This plan is unique because it will provide income to the Chester school district and will not add school children and the property backs up to the Heritage Trail so residents and guest will be able to stroll or bike into the village of Chester along the trail thus further adding to economic growth to the business incomes in the village of Chester.

In order for the site to be developed , 42,000 gallons of water each day are required. The site is 1 mile along Ward Road and Hambletonian Ave to the village of Chester. According to the Orange County Comprehensive Plan municipalities should cooperate with each other and this economic development site is half the distance to Chester than it is to Goshen.

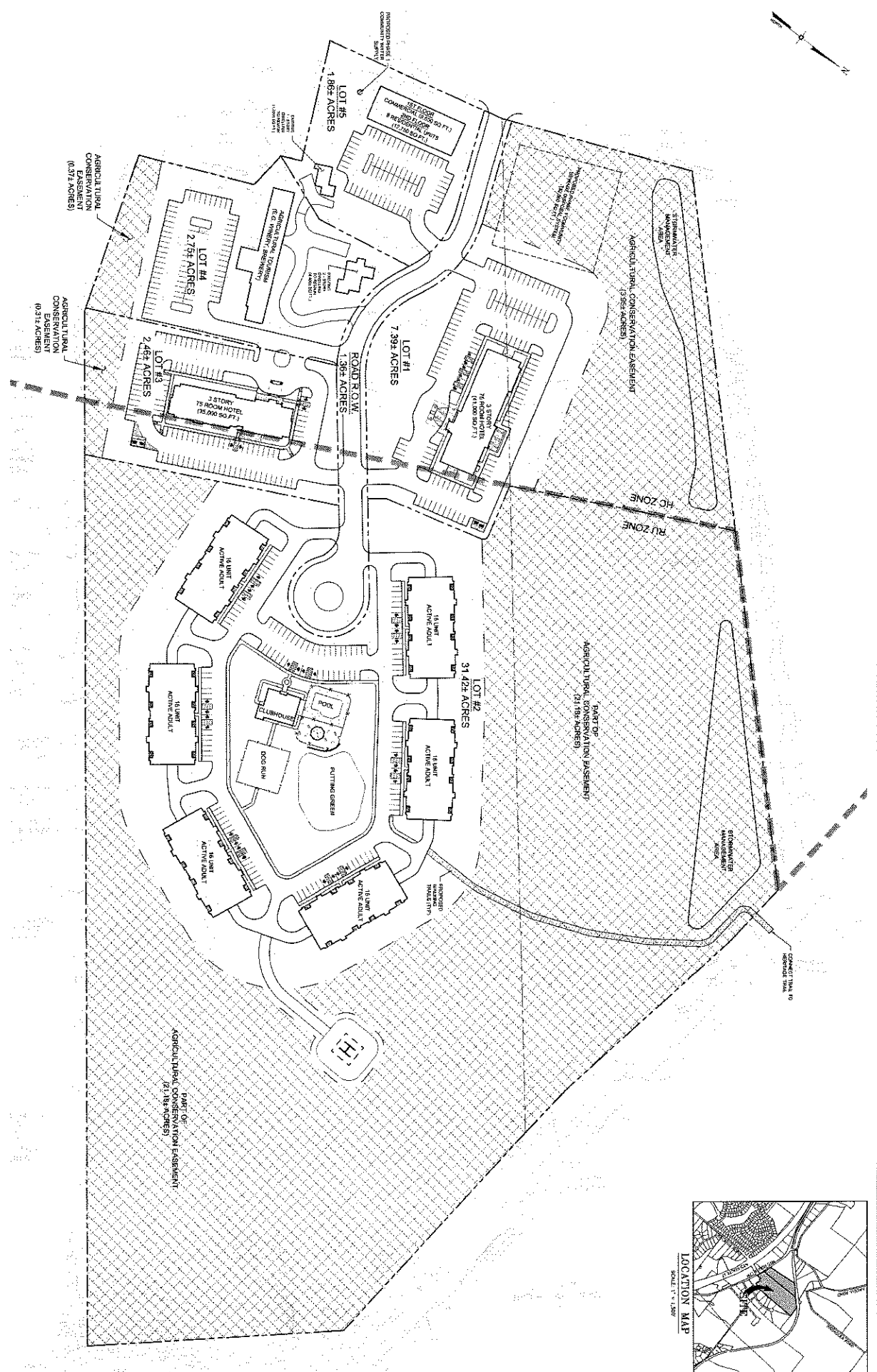
According to David Church, OC planner, allowing inter - municipal access to water and sewer can be made exclusive to one property only. The Orange County Comprehensive Plan allows exclusive use of municipal services, specifically there are provisions to select sites to be able to access water and sewer that will benefit villages and schools economically and exclude properties that do not contribute or are burdensome.

Please consider adding a provision to support this idea to your new comprehensive plan. Please see attached sketch plan.

Thank you.

Mary Rice Israelski, Owner of R. M. Elegant Homes, LLC

and NYS Licensed Real Estate Associate Broker  
Better Homes and Gardens Rand Realty  
Rand Commercial  
914-443-9023  
300 Canal Street  
Goshen, NY 10924



**DENSITY CALCULATION**

TOWN OF COBURN - ZONING DISTRICT MC  
 COMMERCIAL SPACES - 23,000 SQ FT  
 OFFICE - 15,000 SQ FT  
 LOT #1 - 7.38 ACRES  
 LOT #2 - 31.42 ACRES  
 LOT #3 - 2.48 ACRES  
 LOT #4 - 2.77 ACRES  
 LOT #5 - 1.86 ACRES  
 TOTAL - 75.91 ACRES  
 TOTAL SQ FT - 1,000,000  
 DENSITY - 13.18 UNITS PER ACRE

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