

1803 Whispering Hills
Chester, NY 10918
July 19, 2018

Village of Chester, NY
Comprehensive Plan Committee
And Village Boards
47 Main Street
Chester, NY 10918

Dear Committee and Board Members:

Re: These are some thoughts I have for updating the comprehensive plan.

Traffic/Roads

Expand Nucifora Blvd, by creating a right hand turn lane that would accommodate 8 cars (should be able to use existing land on right side as you face the entrance to Lowe's across Summerville Way. Now, with a single lane, cars are backed up.

Install traffic lights at entrances to high density housing projects.

Make Main Street one way (heading southwest) between Howland St. and Bank St. Cars coming from the other direction, heading NE toward the Erie Station and Winkler Place could make a right on Bank St. and a left on Center St. to get to Winkler or Howland. This way the sidewalks could be widened to allow small trees or shrubs or outside café tables.

Businesses:

Allow no places that might attract unsavory people—no tattoo parlors nor smoke shops or similar stores. No construction should be allowed that differs substantially from surrounding design. No more cement block buildings. And I think we have enough gas stations and banks.

The downtown business buildings are all architecturally similar. It would be nice if they could be made more individual with different building & trim paint & awnings, like Joe Green's real estate place.

I would also like to see much more greenery downtown like flower boxes, or large sidewalk planters and small trees, for shade and for esthetics.

I would like it if we had a village "green." Maybe the old Roe feed building (Home of The Maids, now) could come down and a small band shell be put up. People could listen to music on grass in the area. The village would also have to look at expanding parking along Center Street and perhaps more handicapped spots on Main St. Old-fashioned looking light poles would also be nice. No cobblestones—they're difficult for people with walkers and wheelchairs to manoeuver on.

Government & Police: I'd like to have a government in place that would prevent block-voters from taking over village boards. While both town and government agencies are excellent, I think we should consolidate sooner, rather than later, because the pension costs will be crippling otherwise.

Housing: I don't think our roads and services can accommodate any more housing developments and the traffic they bring. I would make an exception for truly affordable housing for our seniors (rent no more than \$1,400, tops). I conducted a survey of members of the Golden Age Club a couple years ago and most said if they had to sell their home, or could no longer take care of it, they would stay in the area if they could find rentals for \$1200 or less, which would have the amenities seniors like and need.



New Development: Please severely limit the amount of houses a developer can put on his land.

Schools: I think our schools are excellent and well-situated. I hope they are not overwhelmed by influxes of new students.

Esthetics: more greenery everywhere and get rid of all the overhead wires everywhere. Some benches for seniors/visitors to sit on.

History: More support of all kinds for those who preserve and educate others about Chester's history, especially Revolutionary history. And our history should be taught in the local schools, not just state history.

Heritage Trail: Let's make our portion of the Heritage Trail more attractive and a place that entices users to come into the village, too.

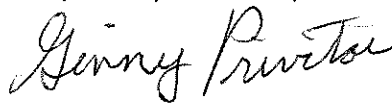
Agricultural Preservation: Agriculture is our heritage and contributes to the reasons people want to live here. We should do everything we can to support existing farmers (dairy & produce) and attract more. These farms could conceivably become tourist sites.

I also believe we should preserve as much open land as possible and also buy development rights, especially for the historic Brook View Farm. We should preserve as much of the natural landscape as possible.

Infrastructure: We need to maintain our roadways. Route 17M over the train tracks is in horrible shape, but that may be a state road. Also we cannot afford much more development because of the nature of our single-lane roads, which were not designed for heavy traffic.

Recreation, Entertainment, Arts: I need to give this more thought.

Respectfully submitted,



Ginny Privitar

pps. Quality of Life: Make village hall only room handicapped accessible!