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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

Local Referring Board: Village of Chester Planning Board

Applicant: Mikaberidze

Project Name: Lehigh Avenue Site Plan Amendment

Proposed Action: Site Plan Amendment to add 3-car detached garage to site of existing approved mixed-use residential and commercial building

Referral ID #: CHV 06-18M

Tax Map #: 115-1-3.1

Local File #: PB-18-03

Reason for County Review: Within 500 feet of NYS Route 17M and the Village of Chester/Town of Chester boundary

Date of Full Statement: December 7, 2018

Comments:

The Department has received the above referenced site plan amendment and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We have reviewed this project previously, and would like to continue to offer the following advisory comments:

Stormwater Management: The project proposes the new construction of a three car garage, an increase in surface coverage of approximately 1,080 square feet. The increased impervious surface coverage will cause a corresponding increase in stormwater runoff. We advise the Village to require the applicant to include Green Infrastructure and Runoff Reduction techniques onsite to the greatest extent practicable; the site is small, and supporting facilities like a bioretention pond may not be feasible. Features such as a disconnected downspout or a small rain garden could be incorporated into the project design; the Planning Department would be happy to provide more information as needed.

Mixed-Use Buildings: Mixed-use buildings with residential units above an office or retail business are an efficient use of land and public services; a low-impact way to provide more affordable housing options, particularly to local employees; and have been shown to reduce street crime. We commend the applicant for this proposal, and advise the Village to consider including mixed-use buildings as a permitted or special use in one or more zones.

County Recommendation: Local Determination

Date: January 3, 2019

Prepared by: Megan Tennermann, AICP, Planner

David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at www.orangecountygov.com/planning.