

9.0 Sustainability and Resiliency

This Chapter of the Comprehensive Plan is intended to guide land use decisions and provide the basis for local laws and public policies addressing sustainability and resiliency issues. This Chapter is related to and should be read in conjunction with the Land Use, Natural Resources, Jobs and Housing and the Transportation Chapters of the Comprehensive Plan.

9.1 Sustainability

While sustainability is a broadly supported principle, there is no common definition for it. However, in 1987 the United Nations World Commission on Environment and Development (Brundtland Commission), formed a definition for sustainable development, which has been widely accepted: *“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”* This Plan uses that definition as the framework for Chester’s sustainable land use goals, objectives and policies.

For this Plan, sustainable land use patterns are very generally defined as: 1) focusing development toward lands served by public sewer and water infrastructure and by alternative forms of transportation (i.e. walking, biking and public transportation); and 2) focusing preservation efforts toward environmentally sensitive and active agricultural lands. Most of the Village is developed and much of the balance is difficult to develop because it is environmentally sensitive (e.g., steep slopes or flood prone areas). However, scattered infill opportunities are located throughout the Village. While infill development is in some respects inherently sustainable (since it does not rely upon new streets or infrastructure) this Plan calls for infill development to be compatible with the historic development in the Village’s neighborhoods, Downtown, and Uptown.

This Plan calls for infill development that creates an aesthetically pleasing and functional NYS Route 17M corridor. To do so, building orientation must respect surrounding buildings and streets and create a cohesive and attractive visual identity. Buildings should be detailed with long-lasting materials, which can be appreciated when viewed from the street, surrounding properties or within multi-building developments. Landscaping should be utilized to soften the appearance of commercial uses from street and sidewalks should be continuous and free of barriers.

SUSTAINABILITY

“DEVELOPMENT THAT MEETS THE NEEDS OF THE PRESENT WITHOUT COMPROMISING THE ABILITY OF FUTURE GENERATIONS TO MEET THEIR OWN NEEDS.”

The fundamental purpose of this Plan is to ensure that planning and development is done in a manner that allows for future generations to enjoy the same or more opportunities in terms of employment and housing options, access to open space and natural resources, vibrant community life and environmental health. Several sustainability principles were referred to in developing this Chapter. These principles are generally consistent with those of the sustainability principles of the American Planning Association framework for sustainability. The four sustainability principles of this Plan follow on the next page along with a fifth agricultural sustainability principle.

Five sustainability principals:

1. We want to sustain Chester as a good place to live, and as a community that offers economic, housing and other opportunities to its inhabitants.
2. We want to sustain the values of our community — things like volunteerism, a sense of community and small-town charm.
3. We want to reduce Chester’s dependence on fossil fuels and non-renewable sources of energy.
4. We want to sustain the biodiversity of the natural environment, both for the contribution that it makes to the quality of human life and for its own inherent value as well as for its economic value in terms of supporting the eco-tourism.
5. We want to ensure that Black Dirt farming remains a part of the fabric of Chester for the contribution that it makes to our local food production, economic base, open space and our way of life. Filling on top of Black Dirt Farmland for non-agricultural land uses should be expressly prohibited in the Village of Chester.

These five (5) principles provide the framework for Chester’s sustainability goals, objectives and policies that are provided below.

SUSTAINABILITY

“DEVELOPMENT THAT MEETS THE NEEDS OF THE PRESENT WITHOUT COMPROMISING THE ABILITY OF FUTURE GENERATIONS TO MEET THEIR OWN NEEDS.”

9.2 Resiliency

“A Resilient City is one that has developed capacities to help absorb future shocks and stresses to its social, economic, and technical systems and infrastructures so as to still be able to maintain essentially the same functions, structures, systems, and identity” (ResilientCity.org).

Chester’s desire to improve its resiliency during natural disasters was one of the catalysts for creating the community’s first Comprehensive Plan. Flooding has plagued Chester’s Industrial Park for years, due to poor maintenance of drainage channels. This Plan includes several *resiliency goals, objectives and policies* intended to help Chester absorb the shock of future natural disasters.

9.3 Sustainable Land Use Patterns

Policies promoting compact development in appropriate areas – those served by existing infrastructure – which are coupled with policies promoting preservation of active Black Dirt agriculture and environmentally sensitive lands will allow for continued growth and enhancement in the Village without jeopardizing its environmental resources.

There are limited *infill* non-residential and mixed-use redevelopment opportunities in Downtown consisting of vacant lots with access to water, sewer and roads. However, the development potential of some of these properties is compromised since these sites are situated on steep slopes. Still development on these sites is needed to fill in the gaps within the Downtown and to maintain cohesiveness of the business district. It is an important policy of this Plan to encourage infill development on vacant lots within the Downtown Business District.

In Section 8.3 Housing of this Plan, the NYS Real Property Tax Law Section 485-a was discussed as a means to encourage farmer, farmworker and affordable workforce housing as part of a mixed-use residential/commercial development. There are several existing buildings within the Downtown (see images to the right) that are used but appear to be underutilized. These buildings may provide an opportunity for mixed-use residential commercial development that would help to strengthen the economic and social vitality of Downtown.



Above (top to bottom): Buildings in Downtown Chester that may have potential for adaptive reuse for mixed-use residential/commercial development or the creation of a Maker Space. The adaptive reuse of existing buildings is strongly encouraged to promote a sustainable land use pattern in the Village of Chester.

These buildings might also lend themselves to the creation of a Maker Space. A maker space is a collaborative workspace inside a shared facility for making, learning, exploring and sharing that uses high tech to no tech tools. These spaces could be open to students, entrepreneurs and have a variety of maker equipment including 3D printers, laser cutters, shared conference space and other common facilities.

Makerspaces are being used to foster entrepreneurship and are being utilized as incubators and accelerators for business startups in other parts of the country.

The adaptive reuse of existing structures for a maker space would help to retain existing structures, have little impact on the land, and stimulate new investment in an area already served by public infrastructure. The proximity of these buildings to the Black Dirt and Heritage Trail would further strengthen a sustainable land use pattern in the Village of Chester.

9.4 Sustainable Transportation System

This section is meant to complement and be used in conjunction with Chapter 6.0 Transportation of this Comprehensive Plan. This section focuses on interconnectivity and the principle of complete streets as an important tool that Chester can employ to reduce vehicle miles traveled.

Street connectivity is defined as a system of streets with multiple routes and connections serving the same origins and destinations. The Village’s grid street pattern is the perfect example of the principle of connectivity.

This type of street system has many advantages such as decreasing vehicle miles traveled, decreased traffic congestion (by providing alternate routes of travel), enhanced emergency services response times (multiple routes to emergency calls) and more efficient provision of utilities. The most important thing Chester can do to reduce the energy demand and *vehicle miles travelled* is to encourage, where appropriate, compact development which is served by alternative forms of transportation and in proximity to goods and services.

RESILIENCY

“A RESILIENT CITY IS ONE THAT HAS DEVELOPED CAPACITIES TO HELP ABSORB FUTURE SHOCKS AND STRESSES TO ITS SOCIAL, ECONOMIC, AND TECHNICAL SYSTEMS AND INFRASTRUCTURES SO AS TO STILL BE ABLE TO MAINTAIN ESSENTIALLY THE SAME FUNCTIONS, STRUCTURES, SYSTEMS, AND IDENTITY.”

(RESILIENTCITY.ORG).

Chester can reduce its environmental footprint by implementing smart growth principles and therefore providing residents an opportunity to drive less since destinations are closer and walking and biking options are available.

In addition to these environmental benefits from moderate density compact development, there are also health, economic and social advantages. Walkable neighborhoods, particularly those which are in or proximate to a mixed-use area which offers destinations, can lead to improved public health through increased exercise rates as people walk (or bike) for enjoyment, employment and/or shopping.

Additionally, neighborhoods with compact development patterns typically have a stronger sense of community since they typically have a human scale, which includes homes which are close to the street and, many times, porches – both of which further facilitate neighborly interaction.

The Village of Chester has many of these characteristics already, which can be strengthened through the implementation of goals, objectives and policies that have the effect of sustaining Chester’s existing land use development pattern, while encouraging new infill development that both respects the unique character of the Village and is more sustainable to natural disasters.

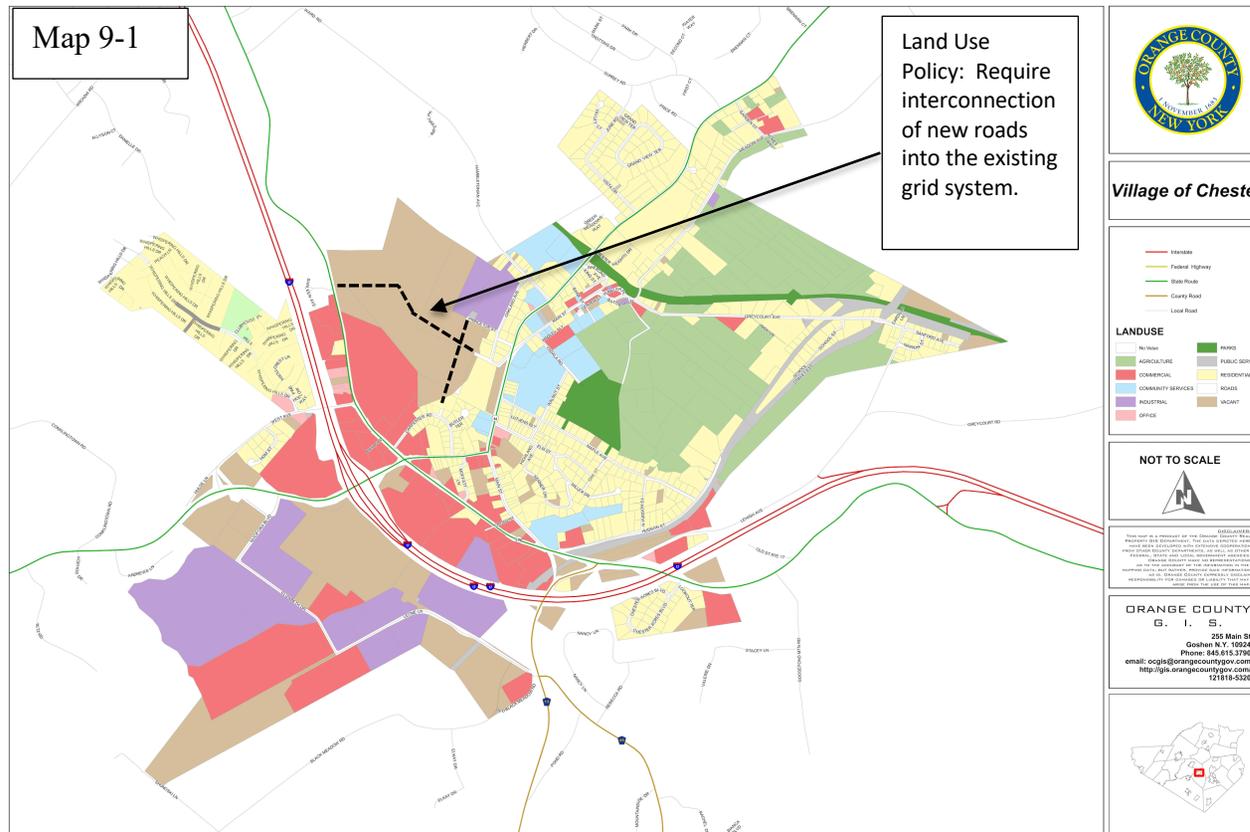
The advantages of the grid street pattern are further enhanced when coupled with complete streets. Complete Streets offer all users, including motorists, pedestrians (children, seniors and those with physical disabilities), bicyclists and transit riders the ability to safely use the street and sidewalk system and cross the street.

Complete Streets offer advantages including a reduction in vehicle miles traveled since such streets promote walking, biking and public transportation and less reliance on personal automobiles. Complete Streets also improves public health by encouraging biking and walking and improves safety by establishing dedicated areas for pedestrians, bicyclists and automobiles, which in turn, reduce vehicular conflicts with other users of the road.

This Plan supports continued use and expansion of the grid street pattern within the Village along with the application of complete street principles during the rehabilitation of streets.

GRID STREET PATTERN

“THIS PLAN SUPPORTS CONTINUED USE AND EXPANSION OF THE GRID STREET PATTERN WITHIN THE VILLAGE ALONG WITH THE APPLICATION OF COMPLETE STREET PRINCIPLES DURING THE REHABILITATION OF STREETS.”



GREEN BUILDINGS

“THIS PLAN SUPPORTS THE VOLUNTARY UTILIZATION OF GREEN BUILDING TECHNIQUES, WHICH CAN SIGNIFICANTLY REDUCE THE IMPACT OF DEVELOPMENT ON THE NATURAL ENVIRONMENT.”

Legend

- Interstate
- Federal Highway
- State Route
- County Road
- Local Road

LANDUSE

 No Value	 PARKS
 AGRICULTURE	 PUBLIC SERVICE
 COMMERCIAL	 RESIDENTIAL
 COMMUNITY SERVICES	 ROADS
 INDUSTRIAL	 VACANT
 OFFICE	 Private Rec

9.5 Energy Conservation and Renewable Energy Production

This Plan encourages measures to reduce energy consumption for buildings and facilities, while encouraging the installation of renewable energy facilities. The Village should undertake periodic energy audits of its buildings and facilities to assess what measures may be taken to increase energy efficiency.

Such measures will lead to energy conservation along with reduced energy costs for the community in the future.

In addition to Village buildings and facilities, streetlight upgrades (e.g. LED (Light Emitting Diode) streetlights, traffic lights and exterior safety lighting) should be considered along with the introduction of high efficiency pumps for water and wastewater supply, storage and distribution. This Plan further encourages local businesses and homeowners to undertake energy audits of their buildings and facilities and to take advantage of a variety of NYSERDA programs to assist in retrofits that enhance energy efficiency and conservation.

This Comprehensive Plan also supports the development of small-scale solar energy for homeowners and local businesses. **However, the development of large-scale solar farms on Black Dirt should be prohibited in the Village of Chester, since it would destroy these irreplaceable and highly productive agricultural soils and important way of life.**

To protect the historic character of the Village, the placement of residential solar arrays needs to be carefully considered so that they do not adversely affect historic properties. Roof-mounted solar arrays on the large warehouses within the Village of Chester’s industrial parks should be encouraged to create renewable energy without affecting prime soils and natural resources.

9.6 Green Building Design

This Plan supports the voluntary utilization of green building techniques, which can significantly reduce the impact of development on the natural environment. The United States Green Building Council cites that in the United States, buildings account for the following:

- 72% of electricity consumption,
- 39% of energy use,
- 38% of all carbon dioxide (CO2) emissions,
- 40% of raw materials use,
- 30% of waste output, and
- 14% of potable water consumption.

Based upon these facts, measures that focus on energy conservation in buildings and energy efficient homes can have a dramatic impact in lowering a community’s carbon footprint.

LAND USE

“CONCENTRATE COMMUNITY FACILITIES, SUCH AS SCHOOLS AND COMMUNITY CENTERS, IN CLOSE WALKING DISTANCE OF RESIDENTIAL AREAS.”

The Village should lead by example and consider including *green building design* techniques in its own buildings as upgrades or new building become necessary. This Plan also supports efforts by homeowners, local businesses and not-for-profit entities to enhance energy conservation in their homes and buildings.

The following green building techniques are encouraged for the renovation of existing buildings and the construction of new buildings: install energy efficient lighting, choose eco-friendly paints, use low-VOC construction products, choose hard, low formaldehyde floors, use reclaimed and renewable materials, install water-saving fixtures, choose high-efficiency water heater, select energy-efficient equipment, minimize site disturbance, install or upgrade insulation, provide controls and zoning for HVAC, use ceiling fans for natural ventilation, solar cells and thin-film homogeneously integrated with traditional roofing materials such as metal, slate, fiber-cement and asphalt roofing, and provide rainwater collection systems.

The following section outlines specific goals, objectives and policies for enhancing sustainability and resiliency throughout the Village of Chester.

Full EAF Part 3 Discussion: The strategies provided below are not likely to result in significant or large adverse environmental impacts. Policies related to sustainability will lead to better or more cost-effective use of the Village’s infrastructure and result in new infill development that strengthens the fabric of the community and enhances to appearance and function of its commercial corridor. Policies related to resiliency will ensure that renovations of existing buildings and new construction is more resilient to natural disasters. Policies related to energy conservation and renewable energy production will lead to fewer environmental impacts related to energy consumption over time. No significant or large adverse environmental impacts are anticipated as a result of these policies.

LAND USE

“ENCOURAGE INFILL DEVELOPMENT WITH ACCESS TO EXISTING WATER, SEWER AND TRANSPORTATION INFRASTRUCTURE.”

9.7 Sustainability & Resiliency Goals, Objective and Policies

The following goals, objectives and policies are set forth with respect to sustainability and resiliency.

Goal 1: Promote compact development in areas served by existing infrastructure.

Objectives and Policies: Land Use

- LU.1. Encourage infill development with access to existing water, sewer and transportation infrastructure.
- LU.2. Encourage mixed use infill development and/or revitalization in the Uptown and Downtown Business Districts.
- LU.3. Promote a diverse housing stock to accommodate a mix of incomes, age groups, and to allow for new senior housing opportunities.
- LU.4. Concentrate community facilities, such as community centers, in close walking distance of residential areas.
- LU.5. Locate parks and recreational amenities within walking distance of residential neighborhoods.
- LU.6. Reduce vehicle miles traveled by employees and visitors by allowing for a wider range of complementary uses within the Downtown Business District.
- LU.7. Reduce vehicle miles traveled by promoting local food production/farmer’s market in the Village.

Objectives and Policies: Transportation

- TP.1. Ensure that new streets are interconnected with the existing grid street system.
- TP.2. Make complete street improvements as streets are rehabilitated to address the needs of pedestrians, bicyclists, drivers and those that use public transit (i.e., bus transportation).

LAND USE

“ENCOURAGE MIXED USE INFILL DEVELOPMENT AND/OR REVITALIZATION IN THE DOWNTOWN BUSINESS DISTRICT CONSISTENT WITH THE EXISTING HISTORIC ARCHITECTURE OF THE NEIGHBORHOOD.”

- TP.3. Improve existing sidewalk system as funds become available to improve walkability and ensure Americans with Disability Act compliance and add new sidewalks to connect with existing throughout the Village.
- TP.4. Retrofit existing streets to provide bike lanes where there is sufficient right-of-way width to accommodate a bike lane.
- TP.5. Enhance bicycle and pedestrian access to recreational opportunities and the Downtown and Uptown through the development of multi-use paths.
- TP.6. Explore opportunities with NYSDOT and Orange County Transportation Council to enhance public transportation to and from the Village of Chester and regional employment centers.

Goal 2: Conserve energy and promote production of renewable energy locally.

Objectives and Policies: Energy Conservation and Renewable Energy Production

- EC.1. New buildings should be situated to conserve energy through site design that takes advantage of passive solar opportunities.
- EC.2. Upgrades and renovation of municipal facilities and infrastructure should incorporate energy conservation measures.
- EC.3. Over time, work with Orange & Rockland and NYSERDA to replace all streetlights, traffic lights and exterior safety lighting with LED (Light Emitting Diode) lighting.
- EC.4. Encourage installation roof-mounted solar array facilities on existing warehouse distribution buildings within the Village’s industrial parks.
- EC.5. The Village should consider incorporating new renewable energy production, such as solar power, into existing and future facilities.
- EC.6. Encourage homeowners and local businesses to install renewable energy systems, such as roof-mounted photovoltaic panels.

TRANSPORTATION

“ENHANCE BICYCLE AND PEDESTRIAN ACCESS TO RECREATIONAL OPPORTUNITIES AND THE DOWNTOWN AND UPTOWN THROUGH THE DEVELOPMENT OF MULTI-USE PATHS.”

- EC.7. Revise land use laws to guide and encourage new development of solar/photovoltaic power and other forms of renewable energy systems.
- EC.8. [Ensure all new development plans include sidewalks.](#)

Objectives and Policies: Green Building Design

- GB.1. Encourage use of green building design in new and rehabilitated buildings.

Goal 3: Make the Village of Chester more resilient to natural disasters.

Objectives and Policies: Resiliency

- RE.1. Require that all new construction and substantial improvements of non-residential structures in flood prone areas have the lowest floor (including basement) elevated to or above the base flood level.
- RE.2. When financially feasible to do so, relocate community facilities that are prone to flooding to higher elevations within the Village.
- RE.3. The Village Code Enforcement Officer should be trained in Flood Plain Management regulations and to secure Flood Plain Management Certification to ensure compliance with FEMA regulations.
- RE.4. Work with NYSDOT to ensure that their culverts in the vicinity of NYS Route 17 are properly maintained to prevent flooding with the Village’s industrial parks and those low-lying lands between NYS Route 17 and NYS Route 17M.
- RE.5. Develop a Street Tree Planting Program to maintain tree lined streets, which help to stabilize the streetscape, provide shade during hot summer months and make the community a more inviting place to live.
- RE.6. Require mitigation for any and all amount of filing or loss of storage capacity in all high-risk flood zones.

RESILIENCY

“WORK WITH NYSDOT TO ENSURE THAT THEIR CULVERTS IN THE VICINITY OF NYS ROUTE 17 ARE PROPERLY MAINTAINED TO PREVENT FLOODING WITH THE VILLAGE’S INDUSTRIAL PARKS AND THOSE LOW-LYING LANDS BETWEEN NYS ROUTE 17 AND NYS ROUTE 17M.”

10.0 Land Use Policies

10.1 Land Use

Land use refers to how we use land. It is an important goal of this Comprehensive Plan to guide growth in a responsible manner that results in quality development and redevelopment consistent with the character of the Village of Chester. The Village’s existing land use, by tax parcel, is graphically illustrated on *Map 10-1 Land Use* on the next page. The Land Use Map divides land use into broad categories including agriculture, commercial, community services, industrial, office, parks, public service, residential or vacant land. Having a clear picture of the Village’s existing land-use patterns is critical when planning for its future development.

The Village's land area is primarily occupied by residential single-family homes on small lots, with the second most prominent use of land being agriculture. Collectively, these two land uses comprise roughly half of the Village's total land area. The vast majority of the land area devoted to these two land uses are situated north of NYS Route 17, aka the Quickway (see Land Use Map on page 103). Multi-family residential development is primarily situated in the Whispering Hills development, located west of NYS Route 17 and northwest of West Avenue.

While residential family homes represent the largest use of land, it is important to note that the current ratio of single-family homes (SFH) to multi-unit dwellings (MUD) is 30% SFH to 70% MUD. According to numerous municipal planning sources, including the Orange County Department of Planning, the ideal ratio for effective use of infrastructure and services is exactly the opposite, that is, 70% SFH, 30% MUD.

The Village finds itself in this predicament via the approval, over several decades, of a disproportionate number of high-density condo-style and rental townhouses, and comparatively few single-family housing developments. The ripple effect of this imbalance is a substantial population that pays taxes at a lower assessment rate, and a transient resident base with less financial and emotional investment in the local area. Consequently, this Comprehensive Plan strongly recommends the adoption of policies and evaluation of proposed building projects with the intention of rebalancing the SFH/MUD ratio to the recommended ideal.

LAND USE
HOW WE USE THE LAND

“IT IS AN IMPORTANT GOAL OF THIS COMPREHENSIVE PLAN TO GUIDE GROWTH IN A RESPONSIBLE MANNER THAT RESULTS IN QUALITY DEVELOPMENT AND REDEVELOPMENT CONSISTENT WITH THE UNIQUE CHARACTER OF THE VILLAGE OF CHESTER.”

The *commercial* development is situated primarily along NYS Route 17 M and Main Street/NYS Route 94 with mixed use commercial/residential located on Main Street in Uptown and Downtown. A wide variety of commercial land uses are established along the NYS Route 17 M Corridor including a shopping center with a supermarket, movie theater, restaurants and Tractor Supply Company store. *Community Services* include cemeteries, churches, firehouse, and Village Hall. *Industrial land uses* are primarily situated in the Chester Industrial Park, south of NYS Route 17. Other industrial uses are located off of NYS Route 17 M and Princeton Street. *Mixed-use* buildings - with dwellings above the first floor - are situated in Uptown and Downtown.

The Land Use Map shows a very high percentage of Chester’s land area is already developed, however, there are still some large tracts of land that are vacant. The Village’s land use pattern is well-defined and this Plan supports infill development and new growth that complements the early settlement of the community in terms of land use and density. This Plan also strongly supports the preservation of the Village’s Black Dirt farmland for agricultural use.

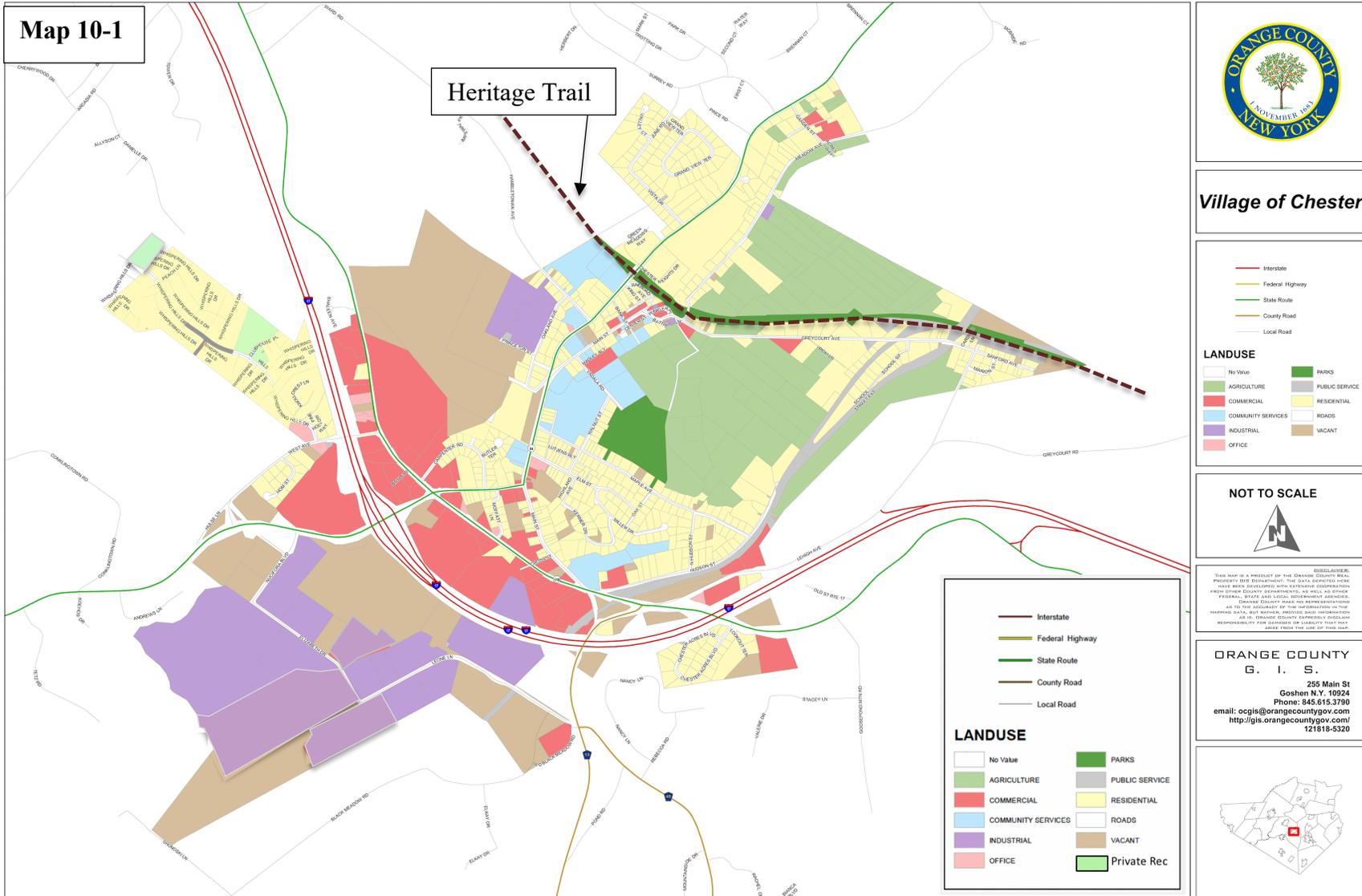
This Plan does not support high density housing that is in sharp contrast to the Village’s established development pattern. The Village should use its Home Rule authority to implement land use regulations that encourage development consistent with the recommendations of this Comprehensive Plan.

For example, the 8.9-acre former Brook Farm property, circa 1851, may at some point become available for development. Design guidelines are needed to ensure that new development on this site is compatible with the older homes on Main Street/High Street such as the homes at 22, 19 and 15 High Street.

This property is in the proposed Uptown Historic Overlay District. Ensuring future development consistent with the historic viewshed of uptown Main Street and High Street would strengthen the historic character of the village.

LAND USE
HOW WE USE THE LAND

“THE COMMERCIAL DEVELOPMENT IS SITUATED PRIMARILY ALONG NYS ROUTE 17 M AND MAIN STREET/NYS ROUTE 94 WITH MIXED USE COMMERCIAL/RESIDENTIAL LOCATED ON MAIN STREET IN UPTOWN AND DOWNTOWN.”



10.2 Zoning

Chapter 98-Zoning of the Village Code divides Chester into eight (8) distinct zoning districts as shown on the Map 11-2 - Zoning. Additionally, there are two Zoning Overlays. Zoning districts define where certain land uses are permitted and regulate the intensity of land development through bulk regulations that control permitted density, building height and separation between uses. The Zoning Law is the most important land use tool to managing growth and redevelopment.

There are four (4) residential zoning districts in the Village of Chester as follows: 1) the RA-Residential & Agricultural zoning district that encompasses Black Dirt farmland and adjacent residential areas; 2) the RS-Residential Single-Family zoning district that covers areas with single-family homes surrounding the Black Dirt farmland, Uptown and Downtown; 3) the RMH-Residential Mobile Homes zoning district, which is situated in the vicinity of Greycourt Avenue, School Street and Sanford Avenue; and 4) the RM-Residential Multiple Dwelling zoning district, which encompass Whispering Hills and several smaller multi-family developments in the Village.

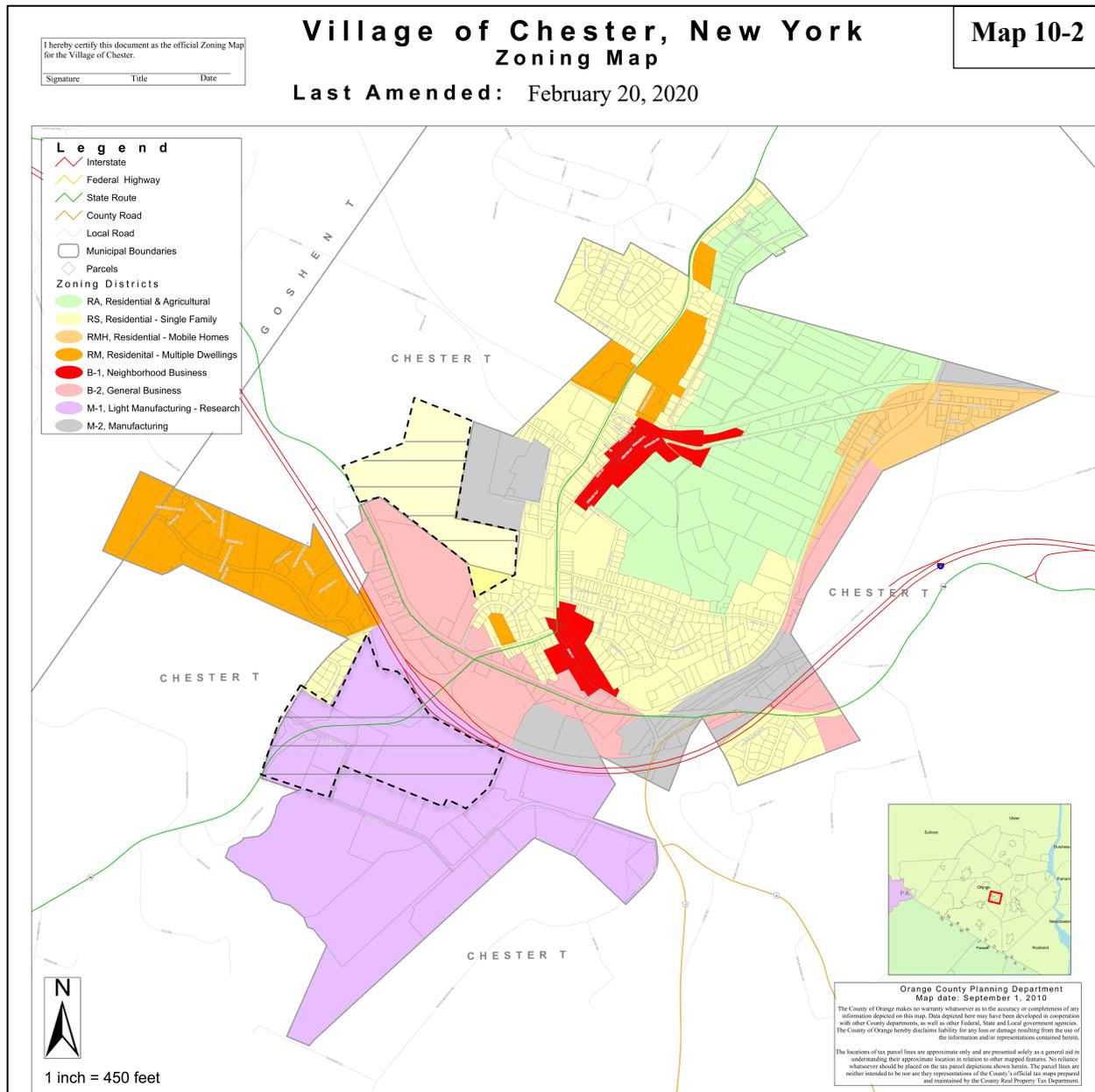
There are four (4) nonresidential zoning districts in Chester as follows: 1) The B-1 Neighborhood Business District, which encompasses Uptown and Downtown; 2) the B-2 General Business district that primarily encompasses the NYS Route 17 M Corridor, 3) the M-1 Light Manufacturing-Research zoning district, which encompasses the industrial parks, and 4) the M-2 Manufacturing zoning district, which is situated along NYS Route 17M and Princeton St. The Village also has two (2) Overlay Zones, the HIO-Highway Interchange Overlay and the RS-Technology Overlay District.

The following is a general description of the Village’s existing Zoning Districts. Those uses shown in ~~strikethrough~~ are recommended to be deleted and those underlined to be added:

RA-Residential & Agricultural: The RA Zoning District requires a minimum lot size of 80,000 square feet (sf). The district regulations call for minimum lot width of 200 feet for single-family homes and 50-feet for house trailers and mobile homes. Most of the lands within this district are presently used for farming and the balance consists of single-family and mobile homes. This zoning district allows commercial agricultural operations as principal permitted uses. Special Permitted Uses subject to Site Plan approval by the Planning Board include: single-family dwellings, house trailers or mobile homes; public utility structures; dormitory accommodations for farm workers; and barns and storage buildings. Customary accessory uses are also allowed.

ZONING
HOW WE REGULATE LAND USE

“CHAPTER 98-ZONING OF THE VILLAGE CODE DIVIDES CHESTER INTO EIGHT (8) DISTINCT ZONING DISTRICTS AS SHOWN ON THE MAP 10-2 - ZONING. THESE ZONING DISTRICTS DEFINE WHERE CERTAIN LAND USES ARE PERMITTED AND REGULATE THE INTENSITY OF LAND DEVELOPMENT THROUGH BULK REGULATIONS THAT CONTROL PERMITTED DENSITY, BUILDING HEIGHT AND SEPARATION BETWEEN USES.”



RS – Single-Family Residential: The RS - Single-Family Residential District has a minimum lot size of 12,500 square feet. The minimum lot width in this district is 100 feet and the maximum permitted lot coverage is 30%. The principal permitted uses include: single-family dwellings and prefabricated and modular dwellings not to exceed one (1) dwelling unit per lot. Special Permitted Uses subject to Site Plan approval by the Planning Board include: firehouses; municipal office buildings; public utility buildings; boarding and rooming houses with accommodations for five (5) or fewer guests; public libraries and museums; clubhouses and rooms for fraternal, religious, social organizations not operated for profit; studios for art, music and dance; professional office limited to residential conversion of 1-2 family dwellings on Route 94 from the intersection of Elm Street and Main Street through Academy Avenue; mobile homes; ~~public and parochial schools; hospitals;~~ churches or other places of worship including parish houses and Sunday school buildings; and Senior Citizen Housing. Bed & breakfast establishments and Short-term rentals should be considered as added Special Permit Uses. Customary accessory uses are also allowed.

RMH – Residential Mobile Homes: The RMH-Residential Mobile Homes zoning district has a minimum lot size of 12,500 square feet (sf) per dwelling unit for RS permitted uses and minimum lot area of 5,000 sf for single-wide mobile homes and 8,000 sf for double-wide mobile homes within or outside a mobile home park. The minimum lot width in this district is 100 feet for RS permitted uses and 50 feet for mobile homes. The principal permitted uses include single-family dwellings and prefabricated and modular dwellings, mobile homes, and mobile home parks. Special Permitted Uses subject to Site Plan approval by the Planning Board include: firehouses; municipal office buildings; public utility buildings; boarding and rooming houses with accommodations for five (5) or fewer guests; public libraries and museums; clubhouses and rooms for fraternal, religious, social organizations not operated for profit; studios for art, music and dance; and churches or other places of worship including parish houses and Sunday school buildings. Customary accessory uses are also allowed.

RM – Residential Multiple Dwellings: The RM-Residential Multiple Dwellings zoning district has a minimum lot size of 80,000 square feet (sf) with a maximum permitted density of eight (8) dwelling units per acre for 1 or 2 bedroom units; 6-units per acre for 3 or more bedrooms with a bedroom defined as including a den or other bonus room that is not a kitchen. The minimum lot width in this district is 150 feet and the maximum building height is 35 feet ~~or 3 stories~~. The maximum permitted lot coverage is 20%.

Village of Chester, New York

UPTOWN AND
DOWNTOWN
BUSINESS DISTRICTS

“FIRST WE SHAPE OUR
BUILDINGS; AND
AFTERWARDS OUR
BUILDINGS SHAPE US.”

Winston Churchill

Note: Stated while addressing the nation regarding the re-building of the ‘Houses of Commons’ after its destruction during the Second World War.

Principal permitted uses include: RS permitted uses or a two-family dwelling, not to exceed one (1) dwelling structure per lot. Special Permitted Uses subject to Site Plan approval by the Planning Board include: firehouses; municipal office buildings; public utility buildings; boarding and rooming houses with accommodations for five (5) or fewer guests; public libraries and museums; clubhouses and rooms for fraternal, religious, social organizations not operated for profit; studios for art, music and dance; and churches or other places of worship including parish houses and Sunday school buildings; and multiple-dwellings, apartments and townhouses provided the entire lot occupied by such structure is maintained in single or group ownership. Single-ownership shall be construed to include cooperatives, condominiums and home associations. Townhouses shall be at least 20 feet wide and may be situated on individual lots at least 2,000 square feet in area. Customary accessory uses are also allowed.

B-1 Neighborhood Business District: The B-1-Neighborhood Business District does not provide a minimum lot area or lot width requirement. This zoning district encompasses Uptown and Downtown. The minimum front yard is 5 feet, side yard 10 feet and rear yard 40 feet. The maximum permitted height is 35 feet ~~or 3 stories~~. Principal permitted uses include: wholesale and retail establishments, provided all wares are stored within buildings; banks and similar institutions; personal service shops and offices; restaurants and luncheonettes; taverns; hotels where food and lodging are furnished either to residents or transients and the usual appurtenant uses incidental to the operation of a hotel; assembly halls; bowling alleys; billiard and pool parlors; bus and railroad passenger stations; and ~~telegraph and express offices~~.

Special Permitted Uses subject to Site Plan approval by the Planning Board include (RM special permitted uses): (i.e., firehouses; municipal office buildings; public utility buildings; boarding and rooming houses with accommodations for five (5) or fewer guests; public libraries and museums; clubhouses and rooms for fraternal, religious, social organizations not operated for profit; studios for art, music and dance; and churches or other places of worship including parish houses and Sunday school buildings); plus multiple-dwellings, apartments and townhouses provided the entire lot occupied by such structure is maintained in single or group ownership. Customary accessory uses are also allowed including apartments above retail and services establishments, limited to one-bedroom and efficiency dwelling units only.

ZONING TEXT AND MAP AMENDMENTS

“THIS PLAN RECOMMENDS THE ZONING LAW BE REVISED TO ESTABLISH THE MAXIMUM PERMITTED HEIGHT BASED OPEN FEET, NOT THE NUMBER OF STORIES OF A STRUCTURE.”

Recommended Height Definition:

“The vertical distance measured from the average elevation of the finished grade at the front of the building to the highest point of the roof for flat and mansard roofs and to the mean height between eave and ridge for other types of roofs.”

B-2 General Business District: The B-2-General Business District has a minimum lot area requirement of 15,000 square feet (sf) and minimum lot width of 100 feet, but for recreational facilities, which require a minimum lot area of 2-acres and lot width of 200 feet. The minimum front yard is 50 feet, but that may be reduced to 30 feet if there is no parking in the front yard, side yard 15 feet and rear yard 20 feet. The maximum permitted height is 35 feet. Principal permitted uses include all business uses allowed in the B-1 Neighborhood Business District (i.e., wholesale and retail establishments, provided all wares are stored within buildings; banks and similar institutions; personal service shops and offices; restaurants and luncheonettes; taverns; hotels where food and lodging are furnished either to residents or transients and the usual appurtenant uses incidental to the operation of a hotel; assembly halls; bowling alleys; billiard and pool parlors; bus and railroad passenger stations; telegraph and express offices); plus the following: theaters (except drive-ins); hotels and motels; automotive sales agencies for new motor vehicles; garages and filling stations; and shopping centers. Special Permitted Uses subject to Site Plan approval by the Planning Board include: auto body and refinishing shops; recreational facilities; trucking terminals and repair and servicing facilities, and Senior Citizen Housing. Customary accessory uses are also allowed.

The NYS Route 17M corridor lies, in part, within the B-2 Zoning District. This corridor consists of an eclectic mixed of commercial and light industrial uses. This Plan recommends the adoption of *design guidelines* for this corridor so that new infill development results in an aesthetically pleasing, walkable and functional mixed-use corridor. Provisions in the Zoning Law to allow mixed-use commercial/residential development should be considered for the corridor.

M-1 Light Manufacturing District: The M-1 Light Manufacturing District has a minimum lot area requirement of 3-acres and minimum lot width of 200 feet. The minimum front yard is 60 feet, side yard 50 feet and rear yard 50 feet. The maximum permitted height is 40 feet ~~or 2-stories~~. Principal permitted uses include: wholesale storage and warehouse facilities; manufacturing, processing, producing and fabricating operations, which do not emit any noises, fumes, odors or vibrations; research laboratories; and business and industrial office facilities. Special Permitted Uses subject to Site Plan approval by the Planning Board include: outdoor storage of building supplies and building materials, when screened; and adult entertainment uses. Customary accessory uses are also allowed.

ZONING TEXT AND MAP AMENDMENTS

“THIS PLAN RECOMMENDS THE ADOPTION OF DESIGN GUIDELINES FOR THE NYS ROUTE 17M CORRIDOR SO THAT NEW INFILL DEVELOPMENT RESULTS IN AN AESTHETICALLY PLEASING, WALKABLE AND FUNCTIONAL MIXED-USE CORRIDOR.”

M-2 Manufacturing District: The M-2 Light Manufacturing District has a minimum lot area requirement of 1-acre and minimum lot width of 150 feet. The minimum front yard is 50 feet, side yard 30 feet and rear yard 30 feet. The maximum permitted height is 40 feet ~~or 2 stories~~. Principal permitted uses include: wholesale storage and warehouse facilities; ~~gasoline and fuel storage tanks located entirely underground~~; lumber, wood, feed and similar storage yards (excluding salvage or junk yards); manufacturing, processing, producing and fabricating operations, which do not emit any noises, fumes, odors or vibrations; research laboratories; and trucking terminals and repair and servicing facilities. Special Permitted Uses subject to Site Plan approval by the Planning Board include: outdoor storage of building supplies and building materials, when screened; ~~and adult entertainment uses~~. Customary accessory uses are also allowed.

HIO – Highway Interchange Overlay District: The HIO District applies the underlying zoning district bulk requirements. Principal permitted uses include: wholesale and retail establishments; banks and similar institutions; personal service shops and offices; restaurants and luncheonettes; theaters (except drive-ins); hotels and motels; and shopping centers.

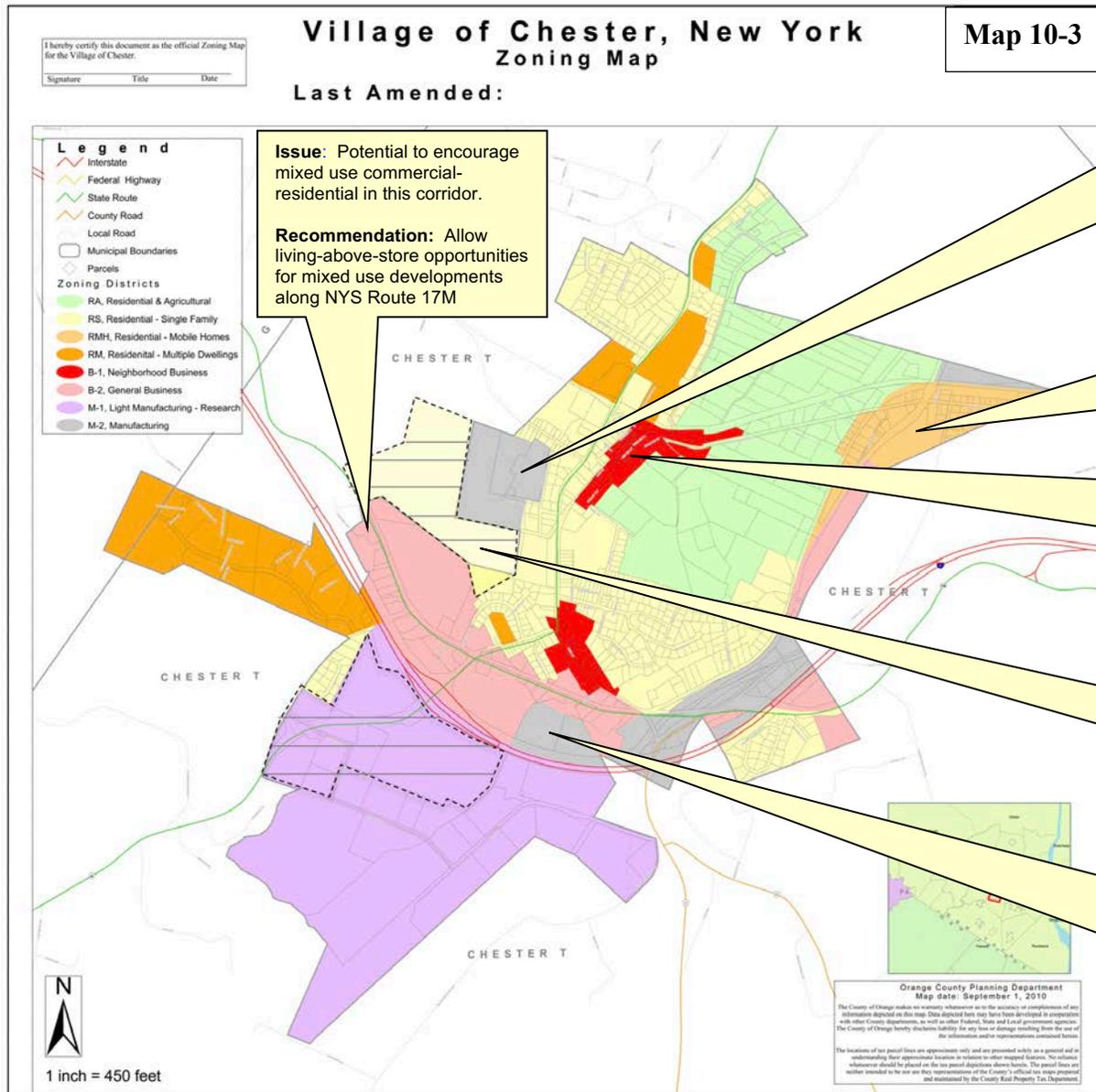
RS-Technology Overlay District (Residential Single-family Zoning District with Internet Incubator Technology and Research Park Overlay). This overlay district encompasses the 60.6-acre property of BT Holdings, LLC that was annexed into the Village. The overlay district allows for use as-of-right for no greater than 120 residential single-family detached dwelling units, or by Special Permit by the Village Board commercial uses including a variety of technology, office, medical office, medical research, business incubators and educational, scientific and research activities.

Summary of Zoning District Recommendations: A review of the Village’s residential zoning districts reveals the districts are well tailored to the residential neighborhoods in terms of bulk regulations, permitted height and allowable land uses.

Zoning Map Amendments: This Comprehensive Plan recommends several Zoning Map Amendments as depicted on Map 10-3 on the next page. The proposed map amendments are intended to further the objectives of this Comprehensive Plan.

ZONING TEXT AND MAP AMENDMENTS

“THIS COMP PLAN RECOMMENDS SEVERAL ZONING MAP AMENDMENTS AS DEPICTED ON MAP 10-3 ON THE NEXT PAGE. THE PROPOSED MAP AMENDMENTS ARE INTENDED TO FURTHER THE OBJECTIVES OF THIS COMPREHENSIVE PLAN.”



10.3 Site Plan Review and Design Guidelines

Chapter 98 Zoning, Article IV, Article VI, §98-27 through §98-30.2 of the Village Zoning Law grants the Planning Board with the authority to review and approve site plans. Site plan review is a powerful planning tool, which the Planning Board can use to shape the character of new development. Through site plan review the Planning Board can control the placement of buildings, and other elements of the site plan including landscaping, signs, lighting, and off-street loading and parking. The Village’s Site Plan Regulations are simple in that they lay out the applicability; procedures and requirements for site plan review along with some basic objectives to help guide the Planning Board’s decisions.

Chester’s commercial corridors (i.e., NYS Route 17M and NYS Route 94) and its Uptown and Downtown business districts represent a major economic investment. They also provide an opportunity for the introduction of new buildings or the rehabilitation of existing structures on developed sites. The shape of new development will shape the future character of the Village.

Design Guidelines are needed to ensure that new development is functional and aesthetically pleasing in the commercial corridors and enhances the Uptown and Downtown business districts. Design Guidelines should include both standards (requirements) and guidelines (suggestions). Standards would typically use the word “shall” or a clear directive (“are not permitted” or “are required”). Guidelines typically use the word “should” or “consider.” New projects would be required to comply with standards and be strongly encouraged to comply with guidelines. The Design Guidelines would apply to actions requiring Site Plan Review pursuant to Chapter 98 of the Zoning Law in the following zoning districts: B-1, B-2 and M-2. Design Guidelines are intended to:

1. Stimulate improvements to existing structures and encourage new development in these commercial areas.
2. Improve the appearance of these business districts to sustain interest in and the viability of these areas as hubs of retail, office and other commercial activity.
3. Provide a consistent methodology for review of proposed projects.
4. Inspire creativity and quality in the design of all structures and in site development.
5. Foster an exchange of ideas among developers, Village officials and residents in an effort to improve the quality of design in all projects both public and private.

ZONING TEXT AND MAP AMENDMENTS

“DESIGN GUIDELINES IN CONJUNCTION WITH A HISTORIC PRESERVATION COMMISSION OR ARCHITECTURAL REVIEW BOARD IS RECOMMENDED FOR ALL HISTORIC DISTRICTS AND FOR THE B-1 ZONE SINCE IT CONTAINS THE MOST HISTORIC AREAS OF THE VILLAGE.”

Design guidelines in conjunction with a Historic Preservation Commission or Architectural Review Board is recommended for the B-1 zone since it contains the most historic areas of the Village.

“Mixed use neighborhoods, such as downtown “are easily differentiated from single-use neighborhoods because they are generally active for more hours of the day and, for that reason, maintain a dynamic feeling for a large portion of the day. Because of this dynamism, they are more than just commercial/retail uses proximate to housing because a housing subdivision may also be proximate to a shopping plaza.

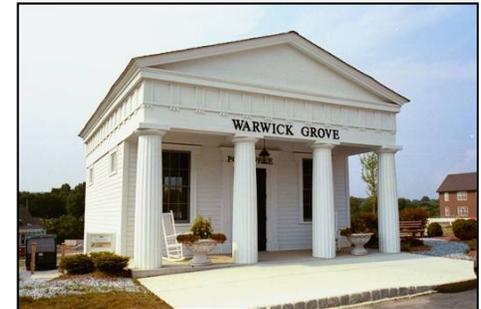
In a mixed-use neighborhood, housing and commercial/retail are more seamlessly integrated and economic forces usually determine which businesses will survive. It’s not uncommon to find restaurants, cafes, dry cleaners, supermarkets, hardware stores, etc. – businesses that serve the local population and support the daily needs of residents. These neighborhoods offer an important lifestyle option for people who don’t have a need to live in the suburbs or in places that are dedicated to residential uses only.” (From “Mixed-Use Neighborhoods: What Are They, and What Are the Benefits?” by Owiso Makuku, February 10, 2018).

The Architectural Review Board is also needed to reshape future development along the NYS Route 17 M Corridor. This Plan encourages redevelopment along the corridor that results in a more aesthetically pleasing, walkable, vibrant and cohesive mixed-use development pattern.

10.4 Form-Based Code

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use.



Above (top to bottom): Celebration, Florida a Neo-Traditional community circa 1992; Warwick Grove – Warwick, NY showing new single-family residential homes circa 2006; and Warwick Grove Community Post Office circa 2006. This Plan supports Form-Based Coding to encourage Neo-Traditional concepts within the Village and particularly within its Uptown and Downtown. The examples cited above are simply provided to illustrate the concept.

The heart of the historic Village is Uptown and Downtown where residents can live above stores and where a variety of retail, cultural, or professional services and institutional uses are available to serve the community’s needs. There are vacant lots within Uptown and Downtown and the form of new infill development could have a profound effect on their character.

While the Village has a Zoning Code and Design Guidelines are recommended to regulate land uses in Uptown and Downtown, consideration should also be given to creating an Uptown and Downtown form-based code that articulates a vision for the form of new infill buildings on vacant lots. Another area where Form-Based development might be considered is the small neighborhood of surviving historic properties along Rt 17M from West Ave to the former Lawrence barn, 101 Brookside Ave.

A form-based code would provide greater predictability in the form of new infill buildings in order to ensure they better define Chester’s sense of place and complement its historic character.

This Plan recommends the Village Board explore the use of a form-based code to guide new development within Uptown and Downtown. If a formed-based code was developed for Downtown and Uptown, it would be developed in conformance with the zoning regulations and design guidelines". If there is a conflict, the applicant could appeal to the ZBA.

10.5 Alternative Energy

Alternative renewable energy resources, such as wind and solar, should be encouraged within the Village of Chester to reduce dependence on foreign energy supplies and to reduce greenhouse gas emissions. The Village Board should review its zoning laws to allow alternative energy facilities and establish land use laws to regulate the placement of such facilities to ensure they are visually acceptable and don’t adversely affect adjoining property owners.

ALTERNATE ENERGY

“ALTERNATIVE RENEWABLE ENERGY RESOURCES, SUCH AS WIND AND SOLAR, SHOULD BE ENCOURAGED WITHIN THE VILLAGE OF CHESTER TO REDUCE DEPENDENCE ON FOREIGN ENERGY SUPPLIES AND TO REDUCE GREENHOUSE GAS EMISSIONS.”

10.6 Land-Use Goals, Objectives and Policies

- LU.1. Clearly communicate the Village’s future land-use goals, law standards and requirements to the development community and the public.
 - Create a developer’s guide to site plan, special permit and subdivision review.
 - Provide a copy of this Plan to the members of the Planning Board, members of the Village Board and members of the Zoning Board of Appeals.
 - Provide up to date Village code together with updated zoning map online and place 2019 Comprehensive Plan on the Village Web site.

- LU.2. Review the Village’s zoning law and subdivision regulations, as well as other parts of the Village Code, to ensure these land-use regulations adequately implement the Comprehensive Plan.
 - Adopt amendments to the zoning law as identified in this Plan based upon Village Board priorities.
 - Determine specific zoning law and subdivision regulation amendments, which are necessary to:
 - Encourage reinvestment and growth in Uptown and Downtown.
 - Protect natural resources to improve resiliency from extreme weather events.
 - Provide farmer, farmworker and senior affordable housing opportunities.
 - Stimulate economic development.

- LU.3. Consider the compatibility of development with surrounding uses.
 - Utilize strategies such as landscaping, tree preservation and other buffering techniques.
 - When necessary, require modification of site development plans to minimize impacts.
 - Encourage developers to work with surrounding property owners to resolve community concerns prior to formalizing their development plans.

- LU.4. Encourage mixed-use infill development within the Uptown and Downtown business districts.
 - Encourage Neo-Traditional design principles to strengthen the character of Uptown and Downtown.
 - Develop and implement a comprehensive long-term parking strategy for Uptown and Downtown.
 - Amend B-1 Zoning to allow artist lofts, living-above-the-store dwellings and maker spaces.
 - Secure funding to advance streetscape improvements throughout Uptown and Downtown.
 - Explore the use of a form-based code to guide new infill development within Uptown and Downtown.

- LU.5. Encourage more construction of U.S. Green Building Council’s LEED certified buildings.

- LU.6. Utilize land use tools to enhance the natural environment and preserve prime farmland and open space.

LAND USE GOALS

“CLEARLY COMMUNICATE THE VILLAGE’S FUTURE LAND-USE GOALS, LAW STANDARDS AND REQUIREMENTS TO THE DEVELOPMENT COMMUNITY AND THE PUBLIC.”

- LU.7. Regulate outdoor lighting to balance nighttime visibility and security needs while protecting the night sky, natural environment and wildlife habitats.
- LU.8. Through the land-use and decision-making process and cooperation with the Towns of Chester and Monroe, protect the integrity and quality of the Village’s water resources.
- LU.9. Require the preservation of vegetation along the perimeter of sites and landscaping during land development to buffer neighboring properties. Prohibit the clearcutting of entire parcels of land.
- LU.10. Support the right-to-farm and the placement of Chester farms in the New York State Department of Agriculture and Markets Agricultural Districts Program.
- LU.11. Require a payment-in-lieu of parkland fee of \$2,000 per lot or \$1,500 per residential dwelling unit for new residential and mixed-use developments. As the number of Village residents increases, so too does the need and demand for recreational amenities. A payment-in-lieu-of-parkland fee will enable the Village to improve existing parks or add parkland to meet the growing needs of the community, without placing an undue burden on existing taxpayers.
- LU.12. Dumpsters shall be enclosed. Dumpster enclosures shall be placed on a concrete slab and enclosed on three sides with durable materials and have a color scheme, which is comparable to the principal building. Dumpster enclosure gates shall be made of durable opaque material, which utilizes commercial hinges poles and hasps. Dumpster enclosures shall be screened from adjoining properties and public streets and situated in designated service areas in the side or rear yard. Landscaping around the base of the dumpster enclosure shall also be required. Placement of dumpsters should avoid the need to back into pedestrian rights-of-way.
- LU.13. Develop Ridge Protection Overlay Zoning Districts.
- LU.14. Develop an Annexation Policy for the Village of Chester. *Specifically, it is recommended that the new lands annexed into the Village come into the Village with the same or lower residential density than they had in the Town.*
- LU.15. Monument signs should be encouraged along Brookside Avenue and existing poles signs should be replaced with monument signs when projects are subject to Site Plan review.

Full EAF Part 3 Discussion: The policies proposed herein are intended to manage growth and redevelopment within the Village in a manner that strengthens community character and resiliency; protects natural, cultural and historic resources and provides housing opportunities for all. No large adverse environmental impacts are anticipated as a result of the adoption of the Comprehensive Plan. The adoption of the Comprehensive Plan will result in additional measures to protect the environment in the Village of Chester.

PAYMENT IN-LIEU OF
PARKLAND FEES

“AS THE NUMBER OF VILLAGE RESIDENTS INCREASES, SO TOO DOES THE NEED AND DEMAND FOR RECREATIONAL AMENITIES. A PAYMENT-IN-LIEU-OF-PARKLAND FEE WILL ENABLE THE VILLAGE TO IMPROVE EXISTING PARKS OR ADD PARKLAND TO MEET THE GROWING NEEDS OF THE COMMUNITY, WITHOUT PLACING AN UNDUE BURDEN ON EXISTING TAXPAYERS.”

11.0 Plan Implementation

For this Comprehensive Plan to be effective, the Village of Chester must actively apply the policies that are contained within the Plan. Furthermore, its Planning Board and Zoning Board of Appeals must use the Plan as a framework to guide their decisions with respect to the review of development proposals. Certain recommendations contained herein will require the subsequent action of the Village Board of Trustees to enact recommended revisions to the Zoning Code and other land use regulations. Other actions such as the preservation of natural resources, transportation improvements, or the development of programs to support the historic preservation will require the collaboration between the Village, County, State and not-for-profit entities. These actions are outlined in implementation tables provided in this Chapter along with the party responsible for taking a leadership role in the implementation of the policy or program.

Each member of the Village Board, Planning Board and Zoning Board of Appeals should have a copy of this Plan. The Village Board should appoint a Comprehensive Plan subcommittee to spend time each month reviewing progress on the implementation of this Comprehensive Plan and coordinating efforts with other entities where necessary. The following pages provide a summary of the major recommendations that are part of this Plan. The recommendations are organized under the broad topic areas as follows: Environment; Cultural, Historic & Recreational Resources; Main Street Revitalization; Transportation; Community Facilities & Services; Jobs & Housing; Sustainability and Resiliency; and Land Use Policies.

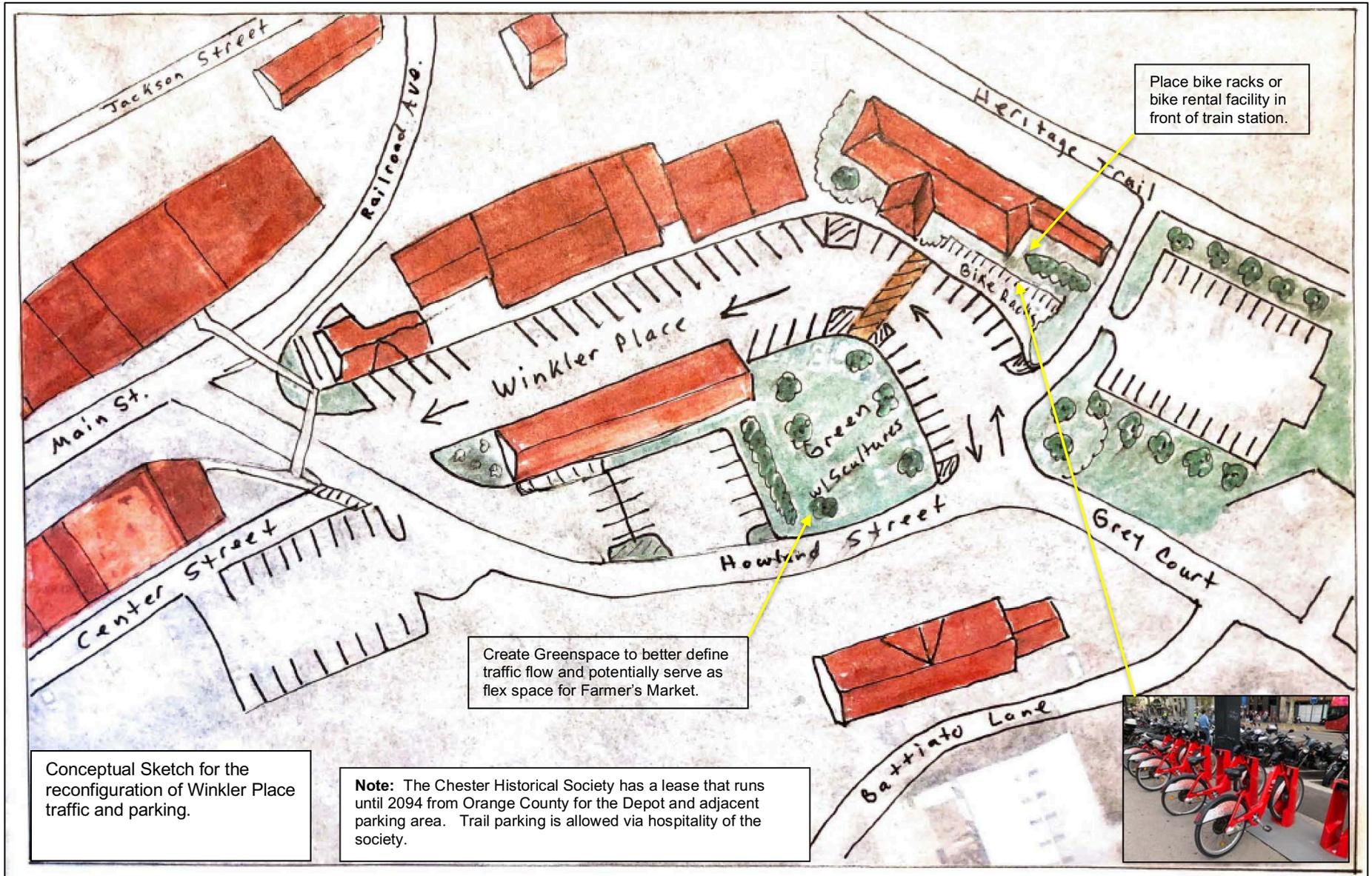
For each subject, there is a list of specific recommendations, along with an indication of when the recommendation should be implemented and the party responsible for ensuring that the recommendation is followed. The Implementation Plan table is useful in helping the Village Board to set priorities for the subsequent actions that will be necessary to implement this Comprehensive Plan. Some recommendations should be implemented immediately including the recommended revisions to the Village’s Zoning Law. Other measures will be implemented in the “short-term” within two (2) years of adopting this Comprehensive Plan. There are other recommendations that are “long-term” in nature - meaning they are anticipated to be completed over a 2-5year timeframe. It is unreasonable to assume that all the recommendations will be implemented immediately. Rather they are meant to be implemented and over a period of time.

PLAN IMPLEMENTATION

“FOR THIS COMPREHENSIVE PLAN TO BE EFFECTIVE, THE VILLAGE BOARD OF TRUSTEES AND ITS PLANNING BOARD MUST ACTIVELY APPLY THE POLICIES THAT ARE CONTAINED WITHIN THE PLAN.”







Design Guidelines: Site Design

Service Areas (additional examples and standards)

Design Objective: Service and loading areas (e.g. loading docks, truck parking, outdoor storage, trash collection, and other service functions) should be incorporated into the overall design of the building and landscaping so the visual and noise-related impacts of these functions are fully contained and out of view from adjacent properties and public streets.

The following *standards* shall apply:

- Mechanical/utility screening shall be an integral part of the building structure and architecture and not give the appearance of being “tacked on” to the exterior surfaces. All mechanical equipment and utilities shall be screened.
- Outdoor storage areas shall be permanently defined on the Site Plan and screened with landscaping, walls and/or fences.
- Telephone, electric and cable service shall be placed underground, where feasible to do so.

The following *guidelines* are recommended:

- Interior disposal units (such as the one used for the AT&T/Talbots Building in the photo the right) should be provided when there are no other feasible means of screening the trash containers.
- HVAC units should be placed or screened in a manner that reduces public view of such units.
- Where necessary (i.e. due to proximity to residential areas, schools, etc.) acoustical soundproofing panels should be placed around HVAC units to lessen, or “silence” airborne noise.



Do This: This dumpster enclosure is set on a concrete pad and enclosed on three sides with a brick wall. The doors for the dumpster enclosure utilize an opaque mesh to effectively screen the trash container, which is housed inside. This dumpster is also placed behind the commercial establishment where it is not visible from the public right-of-way.



Do This: In this example, the trash containers for the AT&T and Talbots Building is fully enclosed within the building itself. The entrance to the refuse collection area is behind the garage doors, with access to the service lane. However, more thought should have been given to the utility boxes, which have a “tacked on” look.

Design Guidelines – Village of Chester, New York



Overview

Site Design

Circulation

Service Areas

Architectural Features

Massing, Scale and Form

Design Detail

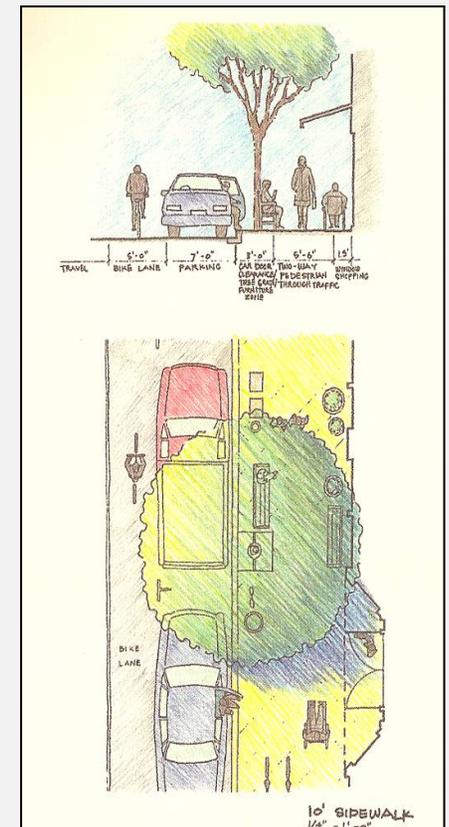
Materials & Colors

Signs & Lighting

Application of Principles

“STREETS AND THEIR SIDEWALKS, THE MAIN PLACES OF A CITY, ARE ITS MOST VITAL ORGANS.”

Jane Jacobs



Source: *Creating Livable Streets* – Metro 2002, Portland Oregon

¹ James Ensign to John Yelverton Deed [Deed, dated May 19th, 1755, documenting the sale of 42 3/4 acres of one James Ensign to John Yelverton for the sum of 97 pounds and 4 shillings.]. (1755, May 19). Goshen, NY.

² M., E. H. (1901, September 10). Wawayanda Cheesecock Land patent Land trial. Independent Republican.

³ Sweeney, J. G. (1999-2001). Wawayanda v. Cheesecock: Orange County's "Trial of the (18th) Century". Journal of the Orange County Historical Society, 27, 28, 29 & 30.

⁴ Washington, G. (1782). George Washington's Expense Account (Rep.). National Archives and Records Administration

⁵ Yelverton Inn Has History of Old Colonial Gatherings. (1925, August 8). *Middletown Daily Times–Press*.

⁶ Clark, D. F. (1975). Townsend homestead Building-Structure Inventory (United States, New York State, Division For Historic Preservation Parks And Recreation).

⁷ Kenneth B. Lifshitz [Personal interview]. (2009, September 15). Author of 'Donderburg's Pumpkin Vine', a detailed commentary on the frantic preparations made in advance of the long awaited British push, led by the British Navy up the Hudson Valley that occurred in early October of 1777.

⁸ Durland, F. (1927). Early Chester and its settlement. Chester, New York.

⁹ List of turnpikes in New York. (2018, April 01). Retrieved January 5, 2019, from https://en.wikipedia.org/wiki/List_of_turnpikes_in_New_York

¹⁰ Otterkill [State Education Department Historic Marker]. (1935). Chester.

¹¹ William A. Lawrence Succumbs to Paralysis. (1911, April 1). Middletown Times Press. Wright, Eugene. "A Star in Chester's Crown." Independent Republican [Goshen, NY] 8 Apr. 1981: 8-9. Print.

¹² Standardbred horses are known for their ability to race in harness at trot or pace instead of under saddle at a gallop. The breed is recognized worldwide for its harness-racing ability.

¹³ (Durland, Frank. A Short History of the Township of Chester and the Incorporation, Village Water Works, etc. 1941).