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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553
(845) 567-3100
fax: (845) 567-3232

Writer's Email:
mje@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME:	ELMWOOD APARTMENTS SITE PLAN & SPECIAL PERMIT (SENIOR HOUSING PROPOSAL)
PROJECT LOCATION:	OFF MAIN STREET and ELM STREET SECTION 111 – BLOCK 2 – LOTS 7.1 & 3
PROJECT NUMBER:	13-08
MEETING DATE:	13 DECEMBER 2016
CONSULTANT:	PIETRZAK & PFAU
PLAN DATE:	Revised Drawings dated 11-28-16 (12-drawing set)
DESCRIPTION:	THE APPLICATION PROPOSES A MULTI-FAMILY SENIOR HOUSING RESIDENTIAL SITE PLAN WITH 18 UNITS ON THE 2.6 +/- ACRE SITE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 23 JULY 2013, 22 JULY 2014, 24 FEBRUARY 2015, 28 JULY 2015, 25 AUG 2015, 29 SEPT 2015, 27 OCTOBER 2015, 15 DEC 2015, 26 APRIL 2016 AND 27 SEPT 2016 PLANNING BOARD MEETINGS.

1. The project, as currently proposed, involves one 3-story building with eighteen (18) units, half of which are one-bedroom and the other half two-bedroom. The 50/50 mix complies with Section 98-18 (E) of the Code.

   The applicant's engineer has submitted a revised plan and cover letter. The applicant notes the following revisions to the application and submitted material:

   - Plans have been revised per comments and density has been revised to subtract RS lands from the project area.
   - A revised Short EAF has been submitted to reflect the current proposal.
   - A revised Response Document to Public Comment (dated Nov 2016) has been submitted.

2. We have performed a follow-up review of the plans submitted and provide the following comments:

   - The site building reference to "Building #1" can be removed (all locations) since there are no other buildings proposed on this application.

   - A detail should be provided for the 6 ft. stockade screening fence along the side property lines for lands n/f Predmore and n/f Writer. If the fence has a "finished" side, it should be toward the private properties.

- On detail drawing 10, the sidewalk width should be revised to 6 ft. as per the site plan.

- On detail drawing 10, the text overlap on the left side of the parking lot cross-section detail should be corrected.

- Details regarding the deed restrictions for the conservation easements should be finalized with the Attorney for the Planning Board.

3. From a procedural standpoint, we note the following:

   - Lead Agency taken by Planning Board on 7/23/2014
   - GML 239 referral – OC Planning "Local Determination" 8/13/15
   - Public Hearing Held 9/29/15; 10/27/15; 12/15/15.
   - SWPPP – last submittal dated Nov. 2015
   - SEQRA determination – pending
   - Off-site estimate submitted – Developer's Agreement – pending
   - Conservation Easement Documents - pending

4. Upon review of the resubmittal and status information above by the Planning Board, we will continue our review as deemed appropriate by the Board.

Respectfully Submitted,

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

MJE/st
Ches13-08-13Dec2016.doc