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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME:	CHESTER AGRICULTURAL CENTER SITE PLAN (MEADOW BLUES COFFEE HOUSE)
PROJECT LOCATION:	8 GREYCOURT AVENUE SECTION 105 – BLOCK 1 – LOT 8
PROJECT NUMBER:	20-08
DATE:	22 SEPTEMBER 2020
CONSULTANT:	HUDSON LAND DESIGN
PLAN DATE:	Revision 1 dated 9/10/20 (single sheet)
DESCRIPTION:	THE APPLICATION PROPOSES USE OF A PORTION OF THE AGRICULTURAL BUILDING FOR A CAFÉ ESTABLISHMENT. THE APPLICATION WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the B-1 Zoning District of the Village. This is a proposed change in use of the existing area of the building for use as a café. In addition to the interior space outdoor gathering areas (seating and tables) are provided.

2. We note the following regarding our conceptual review of the application:

   - The Board should discuss the proposed use, both interior and exterior. Hours of operation, and potential introduction of noise generation (outdoor music or bands) should be considered.

   - The board should review the basis of the parking requirements as noted in the "Parking Notes" on the plan.

   - The plan appears to indicate that there is just over 20 feet from the back of the front parking spaces to the edge of the roadway pavement of Greycourt Avenue. This configuration would result in the vehicles backing out into the Village roadway, which is not permitted by Village Code. We don't agree with the conclusion noted in Parking Note #2 in this regard.

- The plan should be clear that the parking in front of the café is intended to be paved. Provide a detail for the paving.

- "Overflow" parking is provided in a gravel area at the easterly corner of the existing gravel area. These spaces are not delineated in any way. To provide some "guidance" to the users we suggest wheel stops or some other method of markings to designate spaces. Further, we suggest a sign conceptually stating "These parking spaces for Meadow Blues Customers" so patrons have some way of knowing the intent.

- For the handicapped parking spaces, where a standard space adjoins a handicapped space, two stripes shall be provided, one blue, one white.

- There is no indication with regard to any site lighting near parking. This should be discussed.

- The plan should have an approval box above the title block, in the right hand corner (fold) of the plan. The project number (V-Chester PB No. 20-08) should appear just within the box.

- As per Section 98-30.2 of the Village Zoning Code, the Applicant should indicate a reasonable anticipated completion date for the project on the plan.

3. The Board should discuss the SEQRA actions which may be appropriate with the Attorney for the Board.

4. A referral to the Orange County Department of Planning may be needed based on the proximity to the Orange County Heritage Trail and Agricultural District.

5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Section 98-28 (B) of the Village Code.

6. We will continue our review as new information is submitted, and the Board's concerns/comments are received.

Respectfully Submitted,

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

MJE/st
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