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)
PATRICK J. HINES
LYLE R. SHUTE, P.E. (NY, NJ, PA)

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:	RUSTIC WHEELHOUSE SITE PLAN AMENDMENT (PROPOSED REAR ELEVATED PATIO)
PROJECT LOCATION:	37 MAIN STREET CENTER ST. & BANK ST. SECTION 102 – BLOCK 1 – LOTS 24, 25 & 26
PROJECT NUMBER:	20-26
DATE:	25 AUGUST 2020 (ZOOM MEETING)
CONSULTANT:	JAMES DILLIN, PLS
PLAN DATE:	Revised July 30,2020
DESCRIPTION:	THE APPLICATION PROPOSES A 1820 S.F. ELEVATED PATIO AT THE REAR (SOUTH SIDE) OF THE EXISTING EATING & DRINKING ESTABLISHMENT. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the B-1 Zoning District of the Village. It is my understanding that the patio is intended for temporary seasonal outdoor seating as an accessory to the existing restaurant. This should be verified and specifically acknowledged on the plan.

2. I have reviewed the initial concept plan submitted and provide the following comments for discussion with the applicant:

   General

   - The application references three tax parcels. It should be clarified which lot(s) is involved and the Board should discuss with the Attorney for the Planning Board if this is a stand alone site plan or accessory to the restaurant use (and consider the aspect if they are on separate parcels).

   - The plan should have more dimensions for the parking spaces, drive aisle, patio, etc.

- The plan depicts a block wall for construction of the elevated patio. The use of interlocking gravity wall type units is preferable to MSU, although consideration of a reinforced concrete wall should not be discounted, given the near 20 ft. height of the wall. In any case, the standard retaining wall notes should be included, in this case with an additional note that the plexiglass fence panel structure and mounts should be included in the design by the professional engineer.

- In addition to the notes regarding the retaining walls, an additional note should be included regarding the controlled structural fill under the patio (within the retaining wall area) to avoid settlement under the patio.

- The Board should determine if they want a seating layout for the patio (rather than just an indication on the plan that 48 seats are proposed.

- Please add VOC PB Project Number 20-06 to all approval boxes.

Access and Safety

- The operational aspect of the site should be discussed by the Board. It is our understanding that patrons will walk along the west and north side of the patio structure, as well as from the restaurant building to the patio (as will servers of the business). A cross-walk is depicted. Adequate delineation of the cross-walk (pavement markings and signs) are critical to avoid pedestrian to vehicle conflicts.

Parking and Grading

- The Board should discuss the parking calculation (especially in relation to the first "general" comment above.

- Wheel stops may be appropriate for parking spaces 1 thru 4.

- Drainage from parking spaces 1 thru 4 should be directed away from the sidewalk and patio. Perhaps toward the existing stormwater inlet to the west.

- Cross-slope of parking spaces 5 thru 9 should be called out and determined if reasonable.

- Some additional clarification may be needed for grading on the east wall as well as the west corner near parking space #4.

- Grading over the Village 15" CMP is not recommended, in fact, it will need to be verified that proper cover will exist over the pipe. If adequate cover exists, grading should be limited to the east side of the pipe wherever possible.

- It appears that there is an intent to extend the Village drainage pipe. Please confirm. If so, grades and cover will be of concern.

- Some method of preventing parking on the right (south) side of space #9 will be needed. Perhaps roadway delineators.

- All aspects of grading and impacts on the drainage pipe should be reviewed by the Village Street Superintendent. A copy of the updated plan (once received) should be forwarded for review and comment.

Lighting

- It appears that one rear building-mounted light is proposed, as well as four pole mounted lights at the corners of the patio. Additional information is needed. As well, the standard lighting note should be added.

Hours of Operation and Noise Equipment

- The Board may wish to discuss the intended hours of operation and potential operational conflicts with Village concert functions with the applicant. Input from the Village Board may be appropriate since traffic restrictions may be in effect during Village concerts, which could impact operations of this site.

- The Board may wish to discuss the applicant's intent regarding music (live or electronic) on the outside patio.

3. From a procedural standpoint, the Board should discuss:
    - SEQRA
    - Need for a GML 239 referral to the Orange County Department of Planning

4. We will continue our review as issues are raised by the Board and as new plans are submitted.

Respectfully Submitted,

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

MJE/st
Ches20-06-25Aug2020 – Rustic Wheelhouse