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June 10, 2021

Village of Chester Planning Board
47 Main Street
Chester NY, 10918

ATTN: Planning Board Chair, Richard Ramsdell

RE: W.O. # 1712.01
CHESTER AGRICULTRUAL CENTER
VEGETABLE WASH BUILDING SITE PLAN
12 GREYCOURT AVENUE
RESPONSE LETTER TO 4-27-2021 COMMENTS

Dear Planning Board Members,

Please find the enclosed ten copies of the revised Site Plan for the Chester Agricultural Center dated June 9, 2021, a revised site plan application and Short EAF. We respectfully request that you schedule this project for your next meeting on June 22, 2021 to review the submission package and refer the project the to Zoning Board of Appeals for a front yard setback variance.

Below are item by item responses to the review comments issued by MH&E dated 4-27-2021.

1. The project information noted is still correct, with the exception of the consolidation of Lots 105-1-28 & 29. The revised plan shows both Lots remaining but to be reconfigured.
2. The application and EAF have been revised as follows:
    a. Part IV of the application notes the project is within 500-feet of the Heritage Trail, which is a County Park.
    b. The EAF has been revised to correctly identify the project location as Greycourt Avenue.
    c. EAF #10 has been revised to indicate that the project will be served by a public water supply.
    d. A letter is attached from NYS Parks stating that the project will have no impact on any cultural resources.
    e. EAF #13.b has been answered NO since the project will not physically alter, or encroach into any existing wetland or waterbody.
    f. EAF #15 – The applicant will retain an environmental specialist to identify any potential impacts the project may have on the Timber Rattlesnake or the Northern Long-eared Bat and suggest mitigation measures as needed.
    g. The 100-year floodplain has been labeled on the site plan.
    h. EAF #17 - Stormwater discharge created by the proposed 18,000 SF building will be piped into rain barrels, which will be used to irrigate crops. Discharge from the gravel access drive and parking area will continue to sheet flow into the existing agricultural drainage ditches.
3. The Zoning Bulk Table has been revised to list the lot coverage and building height as maximum allowable amounts.

4. The Zoning Bulk Table has been revised as follows:
    a. The lot widths have been remeasured and are all conforming dimensions.
    b. The required front yard setback in the RA zone is 100 feet. The proposed front yard for Lot 105-1-28 is 55.3 feet, therefore a referral to the ZBA for a zoning variance is respectfully requested.
    c. The rear setback line is shown as 50 feet.
5. The overflow parking area for the Meadow Blues Café has been shown on the site plan.
6. The proposed building square footage has been added to the plan.
7. The proposed sidewalk between the parking area and the building is drawn as 6 feet wide.
8. A proposed grading plan will be provided with the next submission package.
9. All proposed doors to the building have been shown on the site plan.
10. The proposed parking area will be a gravel surface. The parking striping is shown for counting purposes only. Parking spaces will be identifiable by proposed concrete parking stops.
11. The access drive and parking area will be a gravel surface.
12. There are no concrete curbs proposed on the site plan.
13. The dumpster has been relocated behind the building.
14. The size of the water and sewer services has been added to the plan. Details of the services will be provided in the next submission package.
15. The Village project number and SBLs have been added to the approval box.
16. The applicant is aware of the current lack of sewer capacity in the Village. The only proposed discharge to the sewer system will be from the building's bathrooms and breakroom. Future users of the building will be farm workers who currently work within the Village's sewer system and will therefore not add any additional flow to the system. The vegetable wash water will be discharged into a vegetated discharge area outside the building. Details of the discharge area will be provided in the next submission package.
17. The vegetable wash water will be discharged into a vegetated discharge area outside the building. Details of the discharge area and any required permits will be provided in the next submission package.
18. Considering the proposed disturbed area is less than an acre (40,800 SF) and the only additional impervious surface is the proposed building (18,000 SF), a Stormwater Pollution Prevention Plan per NYSDEC guidance is not required to be prepared.
19. It is understood that the project will be referred to the Orange County Planning Department as per NYS General Municipal Law 239.
20. It is our professional opinion that the project is a Type 2 action under SERQA and is therefore not subject to Lead Agency circulation.

If you have any additional questions and/or comments please don't hesitate to contact my office.

Sincerely,
Engineering & Surveying Properties, PC

Jane E. Samuelson

Jane E. Samuelson, P.E.
Professional Engineer