

## MINUTES

### VILLAGE OF CHESTER PLANNING BOARD

APRIL 27, 2021

#### REGULAR MEETING

**PRESENT:** Richard RAMSDELL, Chairman  
Anthony LASPINA, Member  
Vincent RAPP, Co-Chairman  
Gene WINTERS, Member  
Simon ZIEGLER, Member

**ALSO PRESENT:** John ORR, Code Enforcement Officer  
Stephen HONAN, Esq., Planning Board Attorney  
Shawn ARNOTT, Planning Board Engineer

#### **\*\*\*\* REGULAR MEETING \*\*\*\***

Chairman Ramsdell opened the Regular Meeting at 7:05 PM.

#### **MINUTES**

Review Draft September 22, 2020 Planning Board Meeting Minutes. \***MOTION** made by Member Rappa, second by Member LaSpina, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 4-0, Member Ziegler abstained as he was not on the Board for the September 22, 2020 meeting.

Review Draft October 27, 2020 Planning Board Meeting Minutes. \***MOTION** made by Member Rappa, second by Member LaSpina, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 4-0, Member Ziegler abstained as he was not on the Board for the September 22, 2020 meeting.

#### **CORRESPONDENCE**

Letter from Leslie Smith to the Village Board re: Advanced Auto Site Plan outlining the Comprehensive Plan and the history of the properties associated with the Advanced Auto application and some of the surrounding properties (copy attached).

#### **CODE ENFORCEMENT OFFICER REPORT**

Presented by John Orr (copy attached)

#### **WORK SESSION REVIEW**

Planning Board Secretary reviewed the applicants that appeared at the April 1, 2021 Work Session:

- Lask Brothers, LLC / LB Entertainment
- Averaldo Noble
- Advanced Auto.

#### **PROJECTS FOR REVIEW**

- |                              |   |
|------------------------------|---|
| <b>1. Project # PB-20-08</b> | <b>Project Name: Chester Agricultural Center Site Plan</b>      |
| Applicant/Owner:             | Gina Stafford, Meadow Blue Coffee / Chester Agricultural Center |
| Location:                    | 8 Greycourt Avenue (SBL 105-1-8 / B1 Zone)                      |
| Re:                          | Proposed change of use  |

As Orange County Planning responded with a binding comment regarding the sewer capacity (copy attached), CEO John Orr read into the record his determination that adequate sewer capacity exists for this use (copy attached).



**\*MOTION** was made by Member Winters, second by Member LaSpina, to **ACCEPT CEO JOHN ORR'S DETERMINATION THAT ADEQUATE SEWER CAPACITY EXISTS FOR THE USE AT MEADOW BLUE COFFEE HOUSE BASED ON THE FOLLOWING:**

- 1- THE NEW LOCATION HAS AN EXISTING CONNECTION TO THE SEWER SYSTEM.
- 2- THE NEW LOCATION HAD A SIMILAR USE THAT SINCE HAS CLOSED.
- 3- THE USE IS MERELY MOVING FROM ONE LOCATION TO ANOTHER LOCATION WITHIN THE VILLAGE.

Motion passed 4-0, Member Ziegler abstained as he was not a member of the Planning Board when this project was before the Board.

**2. Project # PB-21-01      Project Name: Chester Agricultural Center Site Plan**

Applicant/Owner: Chester Agricultural Center  
 Location: 12 Greycourt Avenue (105-1-28; 105-1-29 / RA Zone)  
 Re: Proposed construction of an agricultural building

Member Ziegler recused himself from this project. He believes it is a conflict of interest since he is a lessee of the Chester Agricultural Center and will benefit from the approval of this application.

Al Fusco, PE with Fusco Engineering & Land Surveying, provided an overview of the project:

- The proposed application is for construction of a building for a produce wash and pack facility.
- Applicant will submit the updated EAF dated April 28, 2021.
- The sewer discharge will require a SPDES permit from New York State DEC.
- Applicant will work with the Planning Board, Code Enforcement Officer and Planning Board engineer on a resolution to the sewer discharge.
  - Possible resolutions include a sub-surface system or using the discharge to water the fields.
  - Village Engineer Shawn Arnott is working on the sewer Impact & Implementation.
  - Possible water / sewer usage is approximately 100 gallons/day for the bathroom and approximately 1500 gallons/day for produce washing.
  - The applicant could possibly install the plumbing for the bathroom, but not connect it to the municipal system until the Village has capacity. They could use a porta-john in the interim.
- Applicant was asked to clarify the "squiggly line" on the site plan.
  - Al Fusco, PE advised he believes it is a notation for the 100-year floodplain.
  - The Board asked the applicant to address their request to build in the 100-year floodplain.
- The Board requested a Phase 1 Analysis from the State Historic Preservation Office.
- The Board noted the property was filled in by the previous property owner. The applicant will need to demonstrate how they are handling the floodplain and what is being pushed offsite for the structure.
- Possible Stormwater Pollution Prevention Plan (SWPPP) requirement.
- The application is required to be sent to Orange County Planning for a GML239 review once the Board has more information on the water / sewer.

McGoey, Hauser, Edsall's comments reviewed during the project overview (copy attached).

**3. Project # PB-21-02      Project Name: Advanced Auto Site Plan**

Applicant/Owner: Brookside Avenue Development, LLC / Catskill Hudson Bank  
 Location: 93-95-97 Brookside Avenue (107-2-8.21, 9.2, 9.1 / B-2 Zone)  
 Re: Proposed construction of an Advanced Auto Parts store

Mark Shattuck of Westlake Development provided an overview of the project:

- Applicant is presenting the site plan with parking in the front of the building. At the April 1, 2021 Work Session, they were asked to present plans with parking in the front and in the back of the building. They reviewed the parking in the back and no matter how they configured the site, they could not make the project work with parking only in the back of the building.
  - If the parking were in the back of the building, the tractor trailers Advanced Auto uses for deliveries would not fit on the site and they would have to utilize the adjoining property. The applicant would



have to eliminate the retaining wall and demolish the house at 93 Brookside Avenue to accommodate parking in the back of the building.

- Planning Board Engineer Shawn Arnott asked if the applicant could put the building at the existing entrance to limit the site disturbance and possibly eliminate the need for a SWPPP.
- The applicant advised the site elevation drops approximately 10 feet on that part of the property and it would require a considerable amount of fill.
- The proposed project is for construction of an approximately 6,889 square foot Advanced Auto Parts.
- The site plan includes a stormwater facility, parking, landscaping, lighting, etc.
- The applicant is proposing to not demolish the existing farmhouse at 93 Brookside Avenue, give it a separate entrance, bring the existing driveway to DOT specifications, construct a retaining wall, subdivide the property and donate the house to the Village of Chester.
- Sidewalks are proposed in front of the house and proposed Advanced Auto.
- The proposed project meets all zoning, parking and setback requirements.
- The applicant is trying to design the building to fit in with the historic buildings in the area.
- Member Rappa commented that he does not understand how parking in the back of this building benefits the existing businesses in the area, most of which have parking in the front.
- Member Rappa also asked where in the Code it requires parking only in the back.
- Continued discussion on the parking.
- CEO John Orr advised, per the Code, front yard setback for the B-2 Zone is 50 feet but may be reduced to 30 feet where no parking is located in the front yard. The proposed building is approximately 100 feet off the burb with parking in the front.
- Applicant advised they are presenting the site plan with parking in the front.

McGoey, Hauser, Edsall's comments reviewed during the project overview (copy attached).

Village Code Enforcement Officer John Orr provided the Planning Board with his determination regarding the sewer use for Advanced Auto (copy attached). CEO Orr determined that adequate sewer capacity exists for this use per the following:

- 1- The new location has an existing connection to the sewer system.
- 2- Currently combined, the 3 lots are assessed 32 units.
  - a. 93 Brookside Ave 17 units.
  - b. 95 Brookside Ave 15 units.
  - c. 97 Brookside Ave 0 units (vacant land).
- 3- I anticipate the new use, 95-97 Brookside Avenue, to be assessed 10 units (Commercial use "small" 4 employees or less)
- 4- I anticipate 93 Brookside Avenue to be reduced to 10 units.
- 5- The above could potentially generate a surplus of capacity.

**\*MOTION** was made by Member Winters, second by Member Rappa, to **DECLARE THIS AN UNLISTED ACTION UNDER SEQR.** Motion passed 5-0.

**\*MOTION** by Member Rappa, second by Member LaSpina to **DECLARE THE VILLAGE OF CHESTER PLANNING BOARD'S INTENT TO BE LEAD AGENCY FOR SEQRA.** Motion passed 5-0.

Village of Chester Historian Nancy Hom was present, but had no questions or comments.

Town of Chester Historian Clif Patrick provided pictures of the previous structures on the site and suggested the applicant be required to do an archeological study (copy attached).

Village resident Leslie Smith commented:

- The Historical Society has applied for a New York Preserve grant.
- The Historical Society has spoken with the State Historical Preservation Office to request a determination of eligibility for the State / National register.
- Their grant consultant, Neil Larson, advised he believes only the Lawrence property would be eligible as there has been too much context has been lost from the other properties.

Considering only 91 Brookside Avenue (Orange County Trust), 93-95-97 Brookside Avenue (proposed Advanced Auto) and 99 Brookside Avenue (Cohen, LaBarbera and Landrigan Law Offices).

**\*MOTION** was made by Member Rappa, second by Member LaSpina, to **REFER THIS APPLICATION TO ORANGE COUNTY PLANNING UNDER GENERAL MUNICIPAL LAW §239 M AND N.** Motion passed 5-0.

**\*MOTION** was made by Member Rappa, second by Member LaSpina, to **SCHEDULE A PUBLIC HEARING FOR MAY 25, 2021.** Motion passed 5-0.

4. **Project # PB-21-03**      **Project Name: Chester Plaza Motel Site Plan**  
Applicant/Owner:      Chester Shopping Plaza, LTD / Quickway Plaza, LLC  
Location:              69 Brookside Avenue (110-6-1.112 / B2 Zone)  
Re:                      Proposed addition of a motel on the existing plaza site

Larry Toro, PE of Civil Tec Engineering, provided an overview of the project:

- The applicant is not proposing any changes to the previously submitted plans.
- The applicant is not proposing any changes to the zoning to alter what is being proposed.
- The project was originally approved in 2006.
- Ben Ostrer, Esq, attorney for the applicant, advised they will meet with NYS DEC to confirm the permits required.
- The applicant understands there is a sewer moratorium.
- The applicant is requesting an extension of the approval to allow time to get a hotel tenant.

McGoey, Hauser, Edsall's comments reviewed during the project overview (copy attached).

The Planning Board secretary will look for an original SWPPP and provide to Larry Toro, if found.

### **GENERAL DISCUSSION**

Discussion was held regarding the Work Sessions and who can / should attend.

Chairman Ramsdell asked if anyone had anything else to discuss and there were no other comments.

### **ADJOURNMENT**

**\*MOTION** was made by Member Winters, second by Member LaSpina, to **ADJOURN THE MEETING.** Motion passed 5-0. Meeting adjourned.

**Respectfully Submitted,**



**Sandra VanRiper**  
**Planning Board Secretary**



February 28, 2021

Mayor Tom Bell  
Village of Chester Trustees  
47 Main Street  
Chester NY 10918



Dear Mayor Bell and Trustees,

Again, I am prevailing on this board for help. The issue is the same one we faced back in 2017.

Advanced Auto is back before the Village Planning Board with their proposal for the same property at 93, 95 and 97 Brookside Avenue.

This Board received a June 6, 2017 letter from me which was read at the June 12, 2017 Village Board meeting. In that letter, I requested a moratorium on all projects not yet approved until a comprehensive plan was adopted; which request was rejected; Mayor Bell explaining the sole reason was the involvement of the village in litigation at that time. My letter also contained a statement expressing the need for a comprehensive plan due to the proposal before the planning board for an Advanced Auto project which would demolish two structures; the small former Conservo R.E. office at 93 Brookside Ave. (107-2-9.2) Built Before 1859, it is located on part of lands once owned by W. A. Lawrence. Circa 1900 James Henry Conklin and his wife Mary, lived there following his return from the Civil War ( related to Lawrence through W. A.'s second wife, Mary A. Murray ) Current owner: Catskill Hudson Bank. It is adjacent to the Orange Trust Bank. The other proposed demolition being the 1976 raised ranch now Greenwald Law (it would be non contributing in a historic district).

Mayor Bell, in the discussion which followed, stated he did not want to see the small house razed and he suggested that a comprehensive plan committee be formed. A roughly half hour discussion ensued resulting in a motion by Betty Ann Reilly, seconded by Chris Battiato to form a comprehensive plan committee consisting of three Village Board members, the code enforcement officer/building inspector and two members of the community at large. The motion passed on a voice vote with none in opposition. (This motion dose not appear in the minutes of June 12, 2017)



In the intervening three and a half years, progress has been made. A comprehensive plan with provisions for three, possibly four, historic overlay districts recommended therein by the comprehensive plan committee has been drafted and is waiting for adoption by this Village Board.

A West Chester Historic overlay district is one of those recommended in the draft comprehensive plan. Within its boundaries lie twelve parcels, three of which are named in the current Advanced Auto proposal before the Planning Board. Advanced Auto is again proposing to demolish the small pre 1859 house and the 1976 raised ranch.

In researching the twelve properties for this historic district, I discovered that this is not the first time an historic house in this section has been threatened:

14 West Ave. (107-1-1) Built 1783 it was part of the Durland (dairy) farm. The farm extended from Rte 94 to Goshen and was operated in later years by the Bushhoven family. The house remains but the farmland has been developed and is now the location of Knollcrest Apartments ( 1969 ), Pine Hollow Commons ( 1987 ), Whispering Hills ( 1984-1987 ) and the office building occupied by "the Chronicle" as well as the office bldg. across Rte. 94. In 1951, the house was imperiled when it was slated to be demolished for a Rt 17 planned overpass. William P. Durland, the owner, and Hudson B. Green owner of the neighboring farm appeared before the Village Board to protest the destruction of the Durland home, a tenant home and a tenant dwelling on the Green farm. The Village Board promptly went on record against the throughway and was joined by the Chester Town Board, the Fire Dept. and Board of Education.

Village officials obtained a hearing on the issue and a state highway engineer was to meet with the board and other parties at the fire hall. The house at that time, (1951) had been in the Durland family since 1785. 168 years. It is now the home of Joseph & Nancy Sellers. It appears on the 1859 map.

15 West Ave. (110-1-2) The VanRy house, built in 1904 and also included in the West Chester proposed historic overlay was moved to its present location when the RT 17 overpass was constructed in 1952.

If the Advance Auto business is built as proposed, any future consideration of an historic overlay would be aesthetically absurd. I understand that these parcels are still unprotected. However, we now have a draft comprehensive plan. There



is but one reason that Advanced Auto, knowing that they will be demolishing/destroying something we care about, would build a structure that would be so excessively dissimilar in relation to its neighbors: the Orange Trust Bank or the 1830 W. A. Lawrence residence now Cohen, LaBarbera & Landrigan Law offices. The reason being that we will allow them to do so.

The Chester Historical Society has obtained an historic marker to be placed on Brookside Avenue at the former W. A. Lawrence residence and is now in the process of applying to the Preservation League of New York for a Cultural Resource Survey as a first step in documenting the West Chester Historic (overlay) District in a manner which might also qualify it to be placed on the State and National Registers.

The recommendations in the draft comprehensive plan demonstrate what we as a Village value, respect and wish to protect regarding our past. Isn't this one of the reasons for creating the comprehensive plan?

I ask that you, Mayor Bell and Board of Trustees, not delay in adopting the now completed draft comprehensive plan.

I ask the Village for a letter of support to submit with the Chester Historical Society grant application for a cultural resource survey of the proposed West Chester Historic District.

I also ask this board for support by preventing the demolition of the small pre 1859 house. The Brookside Avenue structures (with the exception of the 1976 raised ranch) including the bank building; all being at one time owned by William A. Lawrence, first President of the Village, and contributing to the still historic streetscape where the W. A. Lawrence and Son Neufchatel and Cream Cheese Factory once stood.

Sincerely,

A handwritten signature in cursive script, reading "Leslie L. Smith".

Leslie L. Smith  
117 Brookside Avenue  
Chester, NY 10918

cc: Planning Board Chairman Richard Ramsdell



Village of Chester  
Building and Codes Department  
Monthly Report to the Planning Board

April 27, 2021

Steris – Nucifora Blvd.

1– Site work & footings underway.

Shoprite

1- Almost complete.

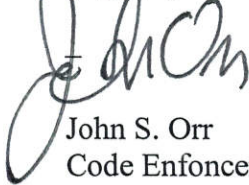
Clark- 5 Carpenter

1- Interior work underway.

Noble – 4 Chester Acres Blvd

1- Renovation underway.

Regards,

A handwritten signature in black ink, appearing to read "John S. Orr". The signature is stylized with a large, looping initial "J" and a cursive "S. Orr".

John S. Orr  
Code Enforcement Officer





Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

124 Main Street  
Goshen, NY 10924-2124  
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Fax: (845) 291-2533

Alan J. Sorensen, AICP  
Commissioner

[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)  
[planning@orangecountygov.com](mailto:planning@orangecountygov.com)

### County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

**Local Referring Board:** Village of Chester Planning Board

**Applicant:** Chester Agricultural Center

**Project Name:** Chester Agricultural Center SP Amendment

**Proposed Action:** Site Plan Amendment to show limits of existing paving and lighting and to eliminate previously proposed parking spaces

**Reason for County Review:** Within 500 feet of parkland owned and operated by Orange County (the Orange County Heritage Trail)

**Date of Full Statement:** October 28, 2020

**Referral ID #:** CHV 09-20M

**Tax Map #:** 105-1-8, 9.1, 28 and 29

**Local File #:** PB-20-08

#### Comments:


The Department has received the above referenced site plan and has determined that the intended land use has the potential to cause inter-municipal and countywide impacts. Therefore, the following binding comments should be addressed and may not be acted contrary upon except by a majority plus one vote of the members of the Village of Chester Planning Board or by disapproving the action.

1. **Sewer Capacity:** To the extent that the proposed project will cause an increase in wastewater, and if the wastewater from the proposed project is proposed to be treated at the Harriman Wastewater Treatment Plant pursuant to the 1978 Moodna Inter-Municipal Agreement (as amended), ("Moodna Agreement"), the municipal board who made this referral to the Orange County Planning Department must affirm in any approval that sufficient sewer capacity exists within the municipality's allocation of sewer under the Moodna Agreement to provide sewer service for the proposed project and state the basis for such reasoning. The receipt of such information shall not constitute the agreement of the County of Orange or Orange County Sewer District # 1 of the information provided as factual.

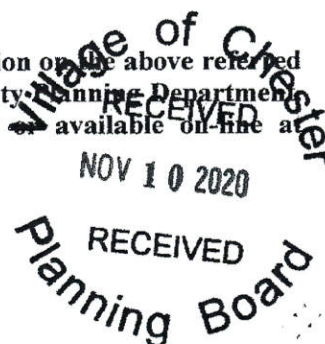
**County Recommendation:** Approval subject to modification as per comment # 1

**Date:** November 4, 2020

**Prepared by:** Megan Tennermann, AICP  
Acting Senior Planner

  
Alan J. Sorensen, AICP  
Commissioner of Planning


As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referenced project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com](http://www.orangecountygov.com)





**Village of Chester  
Building Department**

# Memo

**To:** Village of Chester Planning Board  
**From:** John Orr   
**Date:** April 27, 2021  
**Re:** Sewer usage for Meadow Blues Coffee

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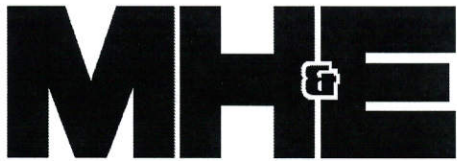
I have reviewed the proposed use at 8 Greycourt Avenue for Meadow Blues Coffee and I have determined that adequate sewer capacity exists for this use per the following:

- 1- The new location has an existing connection to the sewer system.
- 2- The new location had a similar use that since has closed.
- 3- The use is merely moving from one location to another location within the Village.

In considering the above stated reasons, I feel that Meadow Blues Coffee will not generate any additional capacity to the sewer system.

John Orr  
Code Enforcement Officer  
Village of Chester





**CONSULTING ENGINEERS, D.P.C.**

MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)

MICHAEL W. WEEKS, P.E. (NY, NJ & PA)

LYLE R. SHUTE, P.E., LEED-AP (NY, NJ, PA)

PATRICK J. HINES

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Principal Emeritus:

RICHARD D. MCGOEY, P.E. (NY & PA)

**VILLAGE OF CHESTER**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** CHESTER AGRICULTURAL CENTER SITE PLAN  
(VEGETABLE WASHING BUILDING)  
**PROJECT LOCATION:** 12 GREYCOURT AVENUE  
SECTION 105 – BLOCK 1 – LOTS 28 & 29  
**PROJECT NUMBER:** 21-01  
**DATE:** 27 APRIL 2021  
**CONSULTANT:** FUSCO ENGINEERING AND LAND SURVEYING, P.C.  
**PLAN DATE:** 9 MARCH 2020 (NOTE THAT PLANS HAVE BEEN UPDATED BUT HAVE NOT BEEN REDATED)  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONSTRUCTION OF AN APPROXIMATELY 18,000-SQUARE FOOT AGRICULTURAL BLDG. FOR USE FOR THE WASHING OF VEGETABLES. THE APPLICATION WAS PREVIOUSLY REVIEWED FOR THE APPLICANT PRIOR TO THE 23 MARCH 2021 MEETING WHICH WAS CANCELED.

1. The property is located in the RA - Zoning District in the Village. The project proposes the construction of the approximately 18,000-square foot agricultural building and the consolidation of Lots 105-1-28 & 29.
2. Our office notes the following regarding the application packet and the EAF:
  - Part IV of the application should note the 500-feet from a County park (Heritage Trail).
  - As previously noted, the EAF incorrectly identifies Greycourt Avenue as Greycourt Road.
  - #10 of the EAF identifies the proposed private water well to serve the property. However, the plans identify a proposed water service to connect to the existing Village's water system.
  - As previously noted, the EAF identifies the potential archeologic site on or near the location. The applicant should identify how the use will affect the archeological site. Our office notes that the applicant has submitted to NYS Parks CRIS system to identify the potential impacts this application may have.
  - As previously noted, EAF Question 13.b should be answered.



- As previously noted, Question 15 of the EAF identifies Timber Rattlesnake and other threatened or endangered species. The applicant should identify how the effects of the proposed action will be mitigated for these threatened or endangered species.
  - The EAF identifies the project site as being located in the 100-year floodplain. The applicant should locate the 100-year floodplain on the plans.
  - Question #17 in the EAF states that *"no stormwater discharge will be created by the action"*. Our office requests that the applicant consider how the proposed impervious surfaces will be mitigated.
3. The Zoning Bulk Table has been included for review. The Bulk Table has been updated to correctly identify the district as RA. However, as previously noted, the required dimensions appear correct with two (2) exceptions; Lot coverage and building height are noted as a minimum requirement. This should be revised to note the maximum allowable.
  4. Regarding the proposed dimensions in the Zoning Bulk Table:
    - The lot width is noted as preexisting non-conforming. The Board should discuss if this is correct with the Board's attorney.
    - The front yard setback is denoted as 150-feet; however, this is inconsistent with the site plan.
    - As previously noted, the rear yard setback appears inconsistent with the site plan.
  5. As previously noted, and as the applicant is aware, a recently approved application (Meadow Blues Café) proposed parking in the vicinity of where the proposed building is shown. The parking from the previous application should be reviewed and noted on the proposed site plan.
  6. As previously noted, the proposed building square footage should be noted on the plan.
  7. As previously noted, our office typically recommends 6-foot-wide sidewalks in front of buildings to account for the overhang of parked cars. The applicant has noted the proposed sidewalk will be 6-feet however, it only scales as 5-feet.
  8. The applicants grading plan indicates the need for additional drainage to convey the stormwater from the east end of the parking lot.
  9. The applicant should indicate all proposed doors (including loading docks) on the site plan.
  10. The proposed parking striping appears inconsistent from the site plan to the proposed striping details.
  11. As previously noted, regarding the paving cross section detail and the typical asphalt detail of the parking areas, the plans should indicate the types of pavement improvements to be installed.
  12. As previously noted, there is a concrete curb detail provided in the detail sheet, however, concrete curb

is not indicated on the proposed site plan.

13. The proposed dumpster is located at the east end of the parking lot. Our office is concerned with how a car within the last parking spot will be able to backout of the spot based on the location of the proposed dumpster.
14. The applicant proposes a sanitary and water connection, the size and type of the proposed laterals as well as the existing water and sewer mains should be noted.
15. As previously noted, all plans should indicate the Village project number and SBLs of the project locations in the approval box.
16. As previously noted, the applicant should be aware of the current lack of sewer capacity in the Village. (See attached letter from the County's DPW Commissioner).
17. At the February 4<sup>th</sup>, 2021 work session, the applicant indicated the potential use of an onsite discharge from the proposed vegetable washing. A potential NYSDEC Permit may be required for said discharge. As such, the applicant should update the Board on whether the proposed discharge is still proposed.
18. Based on the proposed detention pond proposed and area of disturbance, our office anticipates a Stormwater Pollution Prevention Plan being prepared for the application.
19. This project is within 500-foot distance to the Heritage Trail, and as such, must be referred to the Orange County Planning Department as per NYS General Municipal Law (GML 239).
20. The Board should consider circulating for Lead Agency upon receipt of the revised EAF.

Respectfully Submitted,



Shawn E. Arnott, P.E.  
Engineer for the Planning Board





Steven M. Neuhaus  
County Executive

## ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS

Erik Denega, P.E., P.M.P.  
Commissioner

P.O. Box 509, 2455-2459 Route 17M  
Goshen, NY 10924-0509  
[www.orangecountygov.com](http://www.orangecountygov.com)  
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September 22, 2020

Richard Ramsdell  
Chairman, Village of Chester Planning Board  
47 Main Street  
Chester, New York 10918

**Re: Village of Chester Sewer Allocation**

Chairman Ramsdell:

I am the Commissioner of the Orange County Department of Public Works, and the Administrative Head of Orange County Sewer District No. 1 ("the District"). As you may be aware, the District and the Village of Chester entered into an Inter-Municipal Agreement<sup>1</sup> dated September 8, 1978 (modified in 1988 and 1995), which permitted the Village of Chester to discharge 347,000 gallons per day ("gpd") of sewage to the Harriman Wastewater Treatment Plant ("Harriman WWTP").

The Village of Chester is currently exceeding its 347,000 gpd allocation, as is demonstrated by the enclosed sewer flow reports. Similar reports indicate that the Village has continuously exceeded its allocation for several years. The Village of Chester is not permitted to utilize any sewage capacity over its 347,000 gpd allocation, as such capacity is reserved for use by District ratepayers. Unfortunately, the District is unable to sell additional capacity at this time, so the amount of sewage discharged by the Village to the Harriman WWTP must be reduced to 347,000 gpd.

Moreover, the Village of Chester does not have sewage capacity for any project that seeks to increase the amount of sewage discharged from the Village of Chester to the Harriman WWTP. Given the Village of Chester's absence of any sewer capacity, a site plan approval for projects which will cause increased sewer usage should address how the related sewer capacity for such project will be met consistent with the existing Moodna/Orange County Sewer District # 1 agreement.

Thank you in advance for your attention to the above concerns.

Sincerely,

Erik Denega, P.E., P.M.P.  
Commissioner Orange County Department of Public Works

cc: Robert J. Gray, Deputy Commissioner  
Anthony R. Griffin, P.E., Principal Sanitary Engineer  
Langdon C. Chapman, County Attorney  
Joseph F. Mahoney, Senior Assistant County Attorney  
John T. Bell, Mayor Village of Chester  
Mark Edsall, P.E., Planning Board Consultant, McGoey, Hauser and Edsall Consulting Engineers, D.P.C.  
Harold Pressburg, Planning Board Attorney

<sup>1</sup> The Town of Chester, the Town of Monroe, the Town of Woodbury and the Town of Blooming Grove were also parties to this agreement.

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF January 31, 2020

	2019 FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2020 JAN	12 MONTH AVG. ENDING 31-Jan-20		REMAINING PRESENT AVAILABLE LDMT BALANCE	
													Total			
RAIN IN INCHES	2.66	3.52	4.30	5.58	3.48	3.80	3.38	0.99	6.57	3.51	6.62	2.16	46.57			
VILLAGE OF CHESTER	416,970	385,469	338,257	423,141	416,155	386,968	341,592	520,746	314,701	400,885	486,614	402,897	356,183	347,000	(39,183)	
TOWN OF CHESTER	528,847	321,963	296,905	343,410	289,316	260,913	249,756	237,728	245,413	288,460	371,827	293,951	294,041	410,000	115,959	
TOWN OF MONROE	208,554	210,867	207,648	213,462	198,418	193,210	192,672	190,133	196,335	208,697	220,673	204,893	205,814	133,000	(70,814)	
V. OF S. BLOOMING GROVE	369,529	368,745	357,800	381,423	312,567	257,745	255,003	221,600	257,358	309,267	423,971	318,874	319,534	490,000	170,477	
VILLAGE OF WOODBURY	1,063,357	1,058,666	991,550	1,086,059	850,143	696,900	668,502	596,901	700,419	882,119	1,165,295	899,217	888,259	1,030,000	141,741	
MOONDA TOTAL	2,387,257	2,345,710	2,192,160	2,447,475	2,066,999	1,795,736	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,119,832	2,091,820	2,410,000	318,180	
OCSD#1	3,037,743	3,001,290	3,036,840	3,351,525	2,768,001	2,358,264	2,222,675	2,177,892	2,305,574	2,540,572	3,347,620	2,655,168	2,733,597	3,590,000	856,403	
HSTP TOTAL	5,425,000	5,347,000	5,229,000	5,799,000	4,833,000	4,154,000	3,950,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,825,417	6,000,000	1,174,583	

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Clove PS + Woodbury Junction PS#3 + Woodbury Commons Premium Outlet PS + Unmetered Service Area (13,811 gpd).  
Town of Chester = Sunny Meadows PS + Walton Lake Estates PS + Lake Hill Farms PS + King Tract PS + Sugar Loaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Village of Chester = 3A PS - Sunny Meadows PS - Sugar Loaf PS#1 - Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Town of Monroe = Monroe Hills PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
Village of Woodbury = 30,400 GPD of treatment capacity leased by Village of Woodbury from OCSD#1's allocation.



ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF February 29, 2020

	2019 MAR	12 MONTH AVG. ENDING 29-Feb-20											REMAINING PRESENT LIMIT	AVAILABLE BALANCE
		TOTAL	FEB	JAN	DEC	NOV	OCT	SEP	AUG	JUL	JUN	MAY	APR	
RAIN IN INCHES	5.52	4.30	5.58	3.48	3.80	3.38	0.99	6.57	5.51	6.62	2.16	1.98	45.89	
VILLAGE OF CHESTER	385,469	338,237	423,141	416,155	386,968	341,392	320,746	314,701	400,885	436,614	402,897	407,611	385,403	(38,403)
TOWN OF CHESTER	321,963	296,905	343,410	289,316	260,913	249,756	237,728	245,413	288,460	371,827	293,951	283,725	290,281	119,719
TOWN OF MONROE	210,867	207,648	213,462	198,418	193,210	192,672	190,133	196,335	208,697	220,673	204,893	204,093	203,442	(70,442)
V. OF S. BLOOMING GROVE	568,745	357,800	381,423	312,967	257,745	255,003	221,600	257,358	309,267	423,971	318,874	330,824	316,298	173,702
VILLAGE OF WOODBURY	1,058,666	991,550	1,086,039	850,143	696,900	668,502	596,901	700,419	882,119	1,165,295	913,799	891,154	875,124	1,030,000
MOODNA TOTAL	2,345,710	2,192,160	2,447,475	2,066,999	1,795,736	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,134,414	2,117,407	2,070,547	2,410,000
OCSD#1	3,001,290	3,036,840	3,351,525	2,768,001	2,358,264	2,222,675	2,177,892	2,305,574	2,540,572	3,347,620	2,640,586	2,295,593	2,670,556	3,390,000
HSTP TOTAL	5,347,000	5,229,000	5,799,000	4,835,000	4,154,000	3,930,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,413,000	4,741,083	6,000,000
														1,258,917

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Cove PS + Woodbury Junction PS#3 + Woodbury Commons Premium Outlet PS + Unmetered Service Area (15,811 gpd).  
Town of Chester = Sunny Meadows PS + Walton Lake Estates PS + King Hill Farms PS + Sugar Loaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Village of Chester = 3A PS - Sunny Meadows PS - Sugar Loaf PS#1 - Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Town of Monroe = Monroe Hillis PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
Village of Woodbury - 30,400 GPD of treatment capacity leased by Village of Woodbury from OCSD#1's allocation.

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF March 31, 2020

	2019 APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2020 JAN	FEB	MAR	Total	12 MONTH AVG. ENDING 31-Mar-20		REMAINING PRESENT AVAILABLE LIMIT BALANCE	
RAIN IN INCHES	4.30	5.58	3.48	3.80	3.58	0.99	6.57	3.51	6.62	2.16	1.98	2.83	45.20				
VILLAGE OF CHESTER	338,257	423,141	416,155	386,968	341,392	320,746	314,701	400,885	486,614	402,897	407,611	388,896		385,689		347,000	(38,689)
TOWN OF CHESTER	296,905	343,410	289,316	260,913	249,756	237,728	245,413	288,460	371,827	293,951	283,725	285,937		287,278		410,000	122,722
TOWN OF MONROE	207,648	213,462	198,418	193,210	197,672	190,133	196,835	208,687	220,673	204,893	204,093	203,443		202,990		133,000	(69,990)
V. OF S. BLOOMING GROVE	357,800	381,423	312,967	257,745	255,003	221,600	257,358	309,267	423,971	318,874	330,824	326,003		312,756		490,000	177,264
VILLAGE OF WOODBURY	991,350	1,086,039	830,143	696,900	668,502	596,901	700,419	882,119	1,165,295	913,799	907,477	859,149		859,858		1,030,000	170,142
MOODNA TOTAL	2,192,160	2,447,475	2,066,999	1,795,736	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,134,414	2,133,730	2,065,428		2,048,551		2,410,000	361,449
OCSD#1	3,056,840	3,351,525	2,768,001	2,358,264	2,222,675	2,177,892	2,305,574	2,540,572	3,347,620	2,640,586	2,279,270	2,332,572		2,615,449		3,590,000	976,551
HSTP TOTAL	5,229,000	5,799,000	4,835,000	4,154,000	3,930,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,413,000	4,398,000		4,662,000		6,000,000	1,338,000

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Clove PS + Woodbury Junction PS#3 + Woodbury Commons Premium Outlet PS + Unmetered Service Area (15,811 gpd).  
Town of Chester = Sunny Meadows PS + Walton Lake Estates PS + Lake Hill Farms PS + King Tract PS + Sugar Loaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Village of Chester = 3A PS - Sunny Meadows PS - Sugar Loaf PS#1 - Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Town of Monroe = Monroe Hills PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
Village of Woodbury = 30,400 GPD of treatment capacity leased by Village of Woodbury from OCSD#1's allocation.



ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF April 30, 2020

	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	Total	12 MONTH AVG.		REMAINING PRESENT AVAILABLE LDMT	BALANCE
														ENDING 30-Apr-20			
RAIN IN INCHES	5.58	3.48	3.80	3.38	0.99	6.57	3.51	6.62	2.16	1.98	2.83	4.84	45.74				
VILLAGE OF CHESTER	423,141	416,155	386,968	341,392	320,746	314,701	400,885	486,614	402,897	407,611	388,896	415,449		392,121		347,000	(45,121)
TOWN OF CHESTER	343,410	289,316	260,913	249,756	237,728	245,413	288,460	371,827	293,951	283,725	283,937	317,376		288,984		410,000	121,016
TOWN OF MONROE	213,462	198,418	193,210	192,672	190,133	196,535	208,697	220,673	204,893	204,093	203,443	214,127		203,530		133,000	(70,530)
V. OF S. BLOOMING GROVE	381,423	312,967	257,745	255,003	221,600	257,358	309,267	423,971	318,874	330,824	326,003	369,700		313,728		490,000	176,272
VILLAGE OF WOODBURY	1,086,039	850,143	696,900	668,502	596,901	700,419	882,119	1,165,295	913,799	907,477	895,406	969,987		861,082		1,030,000	168,918
MOONDA TOTAL	2,447,475	2,066,999	1,795,736	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,134,414	2,133,730	2,101,685	2,286,659		2,059,445		2,410,000	350,555
OCSD#1	3,351,525	2,768,001	2,338,264	2,222,675	2,177,892	2,305,574	2,340,572	3,347,620	2,640,586	2,279,270	2,296,315	2,770,361		2,588,221		3,590,000	1,001,779
HSTP TOTAL	5,799,000	4,835,000	4,134,000	3,930,000	3,745,000	4,020,000	4,430,000	6,016,000	4,775,000	4,413,000	4,398,000	5,057,000		4,647,667		6,000,000	1,352,333

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Clove PS + Woodbury Junction PS#3 + Woodbury Commons Premium Outlet PS + Unmetered Service Area (13,811 gpd).  
Town of Chester = Surry Meadows PS + Walton Lake Estates PS + Lake Hill Farms PS + King Tract PS + Sugar Leaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Village of Chester = 3A PS - Surry Meadows PS - Sugar Leaf PS#1 - Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Town of Monroe = Monroe Hills PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
Village of Woodbury - 30,400 GPD of treatment capacity leased by Village of Woodbury from OCSD#1's allocation.

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF May 31, 2020

	2019 JUN	JUL	AUG	SEP	OCT	NOV	DEC	2020 JAN	FEB	MAR	APR	MAY	Total	12 MONTH AVG. ENDING 31-May-20	REMAINING PRESENT AVAILABLE LIMIT BALANCE	
RAIN IN INCHES	3.48	3.80	3.38	0.99	6.57	3.51	6.62	2.16	1.98	2.83	4.84	2.11	42.27			
VILLAGE OF CHESTER	416,155	386,968	341,392	320,746	314,701	400,885	486,614	402,897	407,611	388,896	415,449	406,923		590,770	347,000	(43,770)
TOWN OF CHESTER	289,316	260,913	249,756	237,728	245,413	288,460	371,827	293,951	283,725	285,037	317,376	285,843		284,187	410,000	125,813
TOWN OF MONROE	198,418	193,210	192,672	190,133	196,535	208,697	220,673	204,893	204,093	203,443	214,127	207,088		202,999	135,000	(69,999)
V. OF S. BLOOMING GROVE	312,967	257,745	255,003	221,600	257,358	309,267	423,971	318,874	330,824	326,003	369,700	343,229		310,545	490,000	179,455
VILLAGE OF WOODBURY	850,143	696,900	668,502	596,901	700,419	882,119	1,165,295	913,799	907,477	895,406	1,020,106	953,780		854,237	1,030,000	175,763
MOODNA TOTAL	2,066,999	1,795,736	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,134,414	2,133,730	2,101,685	2,356,758	2,196,863		2,042,738	2,410,000	367,262
OCSD#1	2,768,001	2,358,264	2,222,675	2,177,892	2,305,574	2,540,572	3,347,620	2,640,586	2,279,270	2,296,315	2,720,242	3,389,137		2,587,179	3,590,000	1,002,821
HSTP TOTAL	4,835,000	4,154,000	3,930,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,413,000	4,398,000	5,057,000	5,586,000		4,629,917	6,000,000	1,370,083

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Cove PS + Woodbury Junction PS#2 + Woodbury Commons Premium Outlet PS + Unmetered Service Area (15,811 gpd).  
Town of Chester = Surry Meadows PS + Walton Lake Estates PS + King Hill Farms PS + Sugar Loaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
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ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF June 30, 2020

	2019 JUL	AUG	SEP	OCT	NOV	DEC	2020 JAN	FEB	MAR	APR	MAY	JUN	Total	12 MONTH AVG. ENDING 30-Jun-20		REMAINING PRESENT AVAILABLE LIMIT BALANCE	
RAIN IN INCHES	5.80	3.38	0.99	6.57	5.51	6.62	2.16	1.98	2.83	4.84	2.11	3.84	42.63				
VILLAGE OF CHESTER	386,968	341,392	320,746	514,701	400,885	486,614	402,897	407,611	388,896	415,449	406,923	355,442		385,710		347,000	(38,710)
TOWN OF CHESTER	260,913	249,756	237,728	245,413	288,460	371,827	295,951	283,725	285,937	317,376	285,843	231,746		279,390		410,000	130,610
TOWN OF MONROE	193,210	192,672	190,133	196,555	208,697	220,673	204,895	204,093	205,443	214,127	207,088	194,542		202,676		135,000	(69,676)
V. OF S. BLOOMING GROVE	257,745	255,003	221,600	247,358	309,267	425,971	318,874	330,824	326,003	369,700	343,229	253,667		303,603		490,000	184,397
VILLAGE OF WOODBURY	696,900	668,502	596,901	700,419	882,119	1,165,295	913,799	907,477	895,406	1,020,106	953,780	669,484		839,182		1,030,000	190,818
MOODNA TOTAL	1,795,756	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,134,414	2,133,730	2,101,685	2,336,758	2,196,863	1,704,881		2,012,561		2,410,000	397,439
OCSDFI	2,358,264	2,222,675	2,177,892	2,305,574	2,540,572	3,347,620	2,640,586	2,279,270	2,296,315	2,720,242	3,389,137	2,283,119		2,546,772		3,590,000	1,043,228
HSTP TOTAL	4,154,000	3,930,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,413,000	4,398,000	5,057,000	5,586,000	3,988,000		4,559,333		6,000,000	1,440,667

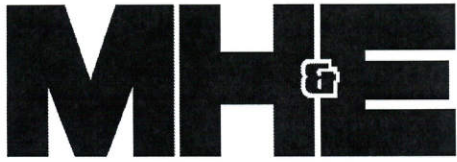
Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Grove PS + Woodbury Junction PS#3 + Woodbury Commons Premium Outlet PS + Unmetered Service Area (15,811 gpd).  
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ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF July 31, 2020

	2019 AUG	2020										12 MONTH AVG. ENDING 31-Jul-20	REMAINING PRESENT AVAILABLE LIMIT BALANCE	
		SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	Total	
RAIN IN INCHES	3.38	0.99	6.37	3.51	6.62	2.16	1.98	2.83	4.84	2.11	3.84	3.84	42.67	
VILLAGE OF CHESTER	341,392	320,746	314,701	400,885	486,614	402,897	407,611	388,896	415,449	406,925	355,442	355,442	383,083	347,000 (56,083)
TOWN OF CHESTER	249,756	237,728	245,413	238,460	371,827	295,951	283,725	285,937	317,376	285,843	231,746	231,746	276,959	410,000 133,041
TOWN OF MONROE	192,672	190,133	196,535	208,697	220,673	204,893	204,095	205,443	214,127	207,088	194,542	194,542	202,287	133,000 (69,787)
V. OF S. BLOOMING GROVE	255,003	221,600	257,358	309,267	423,971	318,874	350,824	326,003	369,700	343,229	253,667	253,667	305,264	490,000 184,736
VILLAGE OF WOODBURY	668,502	596,901	700,419	882,119	1,165,295	913,799	907,477	895,406	1,020,106	953,780	609,484	609,484	826,898	1,030,000 193,102
MOODNA TOTAL	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,134,414	2,135,750	2,101,685	2,356,758	2,196,863	1,704,881	1,704,881	2,004,990	2,410,000 405,010
OCSDFI	2,222,675	2,177,892	2,305,574	2,540,572	3,347,620	2,640,586	2,279,270	2,296,315	2,720,242	3,389,137	2,283,119	2,283,119	2,540,510	3,590,000 1,049,490
HSTP TOTAL	3,930,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,413,000	4,398,000	5,057,000	5,586,000	3,988,000	3,988,000	4,545,500	6,000,000 1,454,500

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Cove PS + Woodbury Junction PS/3 + Woodbury Commons Premium Outlet PS + Unmetered Service Area (15,811 gpd).  
Town of Chester = Surry Meadows PS + Walton Lake Estates PS + Lake Hill Farms PS + King Tract PS + Sugar Loaf PS/1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
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Town of Monroe = Monroe Hills PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
Village of Woodbury = 30,400 GPD of treatment capacity leased by Village of Woodbury from OCSDFI's allocation.





**CONSULTING ENGINEERS, D.P.C.**

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RICHARD D. MCGOEY, P.E. (NY & PA)

**VILLAGE OF CHESTER**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** ADVANCED AUTO SITE PLAN  
**PROJECT LOCATION:** 93, 95 & 97 BROOKSIDE AVENUE  
SECTION 107 – BLOCK 02 – LOTS 08.21, 09.01 & 09.02  
**PROJECT NUMBER:** 21-02  
**DATE:** 27 APRIL 2021  
**CONSULTANT:** KEPLINGER, FREEMAN ASSOCIATES, LANDSCAPE ARCHITECTURE  
AND LAND PLANNING  
**PLAN DATE:** 15 APRIL 2021  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONSTRUCTION OF A 6,889  
SQUARE FOOT ADVANCED AUTO PARTS STORE WITH ASSOCIATED  
PAVING AND STORMWATER FACILITIES. THE APPLICATION IS  
BEFORE THE BOARD FOR ITS INITIAL APPEARANCE THIS EVENING.

1. The property is located in the B2 Zoning District of the Village. The project proposes the construction of an approximately 7,000 square foot auto parts retail store with associated parking and drainage improvements.
2. The applicant has included a Zoning Bulk Table on Sheet L3.00 entitled "Layout Plan". The required Zoning Bulk information appears correct for the proposed zoning use with the exception of the following:
  - The side yard (both) should be included as 30-feet,
  - The maximum building height in feet and stories should be included on the Bulk Table.
  - Additionally, the required parking calculation appears correct, and the minimum number of parking spaces required are met.
3. The proposed site plan title block should be updated to include both the project location and the owner and applicant for the project.
4. The application also proposes the conversion of three (3) lots into two (2) lots. The main lot will be the site of the proposed Advanced Auto. The second lot will be a balance parcel which will contain the existing historic house. Zoning Bulk data for the proposed lot containing the existing historic house will need to be included as part of the application.

• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •

**ACEC** Member

5. The application proposes the modifications to the existing entrance of Brookside Avenue as well as a proposed new entrance from Brookside Avenue. As such, the application will need to be referred to NYSDOT for acceptance of the proposed modifications.
6. The applicant has submitted a Stormwater Pollution Prevention Plan which is currently under review by this office.
7. The applicant has proposed a retaining wall to support the parking of the existing historic house. The top and bottom of the wall elevation should be indicated on the plans, and the standard retaining wall notes should be included on the proposed retaining wall details.
8. The applicant has included proposed lights, a lighting plan for the site. The applicant has included a color temperature of 5,000K. Typically, our office does not recommend any color temperature above 3,500 Kelvin.
9. The applicant has not yet included an Environmental Assessment Form for the proposed project.
10. Each of the plan sheet will need to be signed and sealed by an appropriate design professional.
11. It is anticipated that a proposed auto parts store will receive shipments via a tractor trailer based on the submitted alternative design sheets. As such, the applicant should submit a truck turning diagram for the proposed site layout. Further, the applicant should identify the frequency of truck deliveries.
12. It is our office's understanding that an alternative for building layout "option #2" (on the 11x17 sheets submitted) was discussed to have a horseshoe driveway between the two proposed entrances onto NYS Route 17M at the April work session. The applicant should discuss this alternative with the Board.
13. The applicant proposes a new water service to be picked up from approximately in the property line. The proposed type and size of the pipe should be identified for the proposed water services.
14. A proposed sanitary sewer connection for the proposed Advanced Auto will be located on the proposed historic house lot. As such, the proposed sanitary sewer service will require a utility easement. Additionally, the proposed type and size of the pipe should be identified for the proposed sanitary sewer service.
15. The applicant proposes to connect the sewer lateral to an existing sanitary sewer manhole, our office recommends that sewer connections be made to the sanitary sewer pipe, not the manhole.
16. The applicant should be aware of the current lack of sewer capacity in the Village. (See attached letter from the County's DPW Commissioner).
17. This project is within a 500-foot distance from NYS Route 17M and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).



18. 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.
19. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Shawn E. Arnott", written in a cursive style.

Shawn E. Arnott, P.E.  
Engineer for the Planning Board  
SEA/dns



Steven M. Neuhaus  
County Executive

## ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS

Erik Denega, P.E., P.M.P.  
Commissioner

P.O. Box 509, 2455-2459 Route 17M  
Goshen, NY 10924-0509  
[www.orangecountygov.com](http://www.orangecountygov.com)  
TEL (845) 291-2750 FAX (845) 291-2778

September 22, 2020

Richard Ramsdell  
Chairman, Village of Chester Planning Board  
47 Main Street  
Chester, New York 10918

**Re: Village of Chester Sewer Allocation**

Chairman Ramsdell:

I am the Commissioner of the Orange County Department of Public Works, and the Administrative Head of Orange County Sewer District No. 1 ("the District"). As you may be aware, the District and the Village of Chester entered into an Inter-Municipal Agreement<sup>1</sup> dated September 8, 1978 (modified in 1988 and 1995), which permitted the Village of Chester to discharge 347,000 gallons per day ("gpd") of sewage to the Harriman Wastewater Treatment Plant ("Harriman WWTP").

The Village of Chester is currently exceeding its 347,000 gpd allocation, as is demonstrated by the enclosed sewer flow reports. Similar reports indicate that the Village has continuously exceeded its allocation for several years. The Village of Chester is not permitted to utilize any sewage capacity over its 347,000 gpd allocation, as such capacity is reserved for use by District ratepayers. Unfortunately, the District is unable to sell additional capacity at this time, so the amount of sewage discharged by the Village to the Harriman WWTP must be reduced to 347,000 gpd.

Moreover, the Village of Chester does not have sewage capacity for any project that seeks to increase the amount of sewage discharged from the Village of Chester to the Harriman WWTP. Given the Village of Chester's absence of any sewer capacity, a site plan approval for projects which will cause increased sewer usage should address how the related sewer capacity for such project will be met consistent with the existing Moodna/Orange County Sewer District # 1 agreement.

Thank you in advance for your attention to the above concerns.

Sincerely,

Erik Denega, P.E., P.M.P.  
Commissioner Orange County Department of Public Works

cc: Robert J. Gray, Deputy Commissioner  
Anthony R. Griffin, P.E., Principal Sanitary Engineer  
Langdon C. Chapman, County Attorney  
Joseph F. Mahoney, Senior Assistant County Attorney  
John T. Bell, Mayor Village of Chester  
Mark Edsall, P.E., Planning Board Consultant, McGoey, Hauser and Edsall Consulting Engineers, D.P.C.  
Harold Pressburg, Planning Board Attorney

<sup>1</sup> The Town of Chester, the Town of Monroe, the Town of Woodbury and the Town of Blooming Grove were also parties to this agreement.



ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF January 31, 2020

	2019 FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2020 JAN	12 MONTH AVG. ENDING 31-Jan-20		REMAINING PRESENT AVAILABLE LDMT BALANCE	
													Total			
RAIN IN INCHES	2.66	3.52	4.30	5.58	3.48	3.80	3.38	0.99	6.57	3.51	6.62	2.16	46.57			
VILLAGE OF CHESTER	416,970	385,469	338,257	425,141	416,155	386,968	341,592	320,746	314,701	400,885	486,614	402,897	386,183	347,000	347,000	(39,183)
TOWN OF CHESTER	528,847	321,963	296,905	343,410	289,516	260,913	249,756	237,728	245,413	288,460	371,827	293,951	294,041	410,000	410,000	115,959
TOWN OF MONROE	208,554	210,867	207,648	213,462	198,418	193,210	192,672	190,133	196,333	208,697	220,673	204,893	203,814	133,000	133,000	(70,814)
V. OF S. BLOOMING GROVE	369,529	368,745	357,800	381,423	312,967	257,745	255,003	221,600	257,358	309,267	423,971	318,874	319,524	490,000	490,000	170,477
VILLAGE OF WOODBURY	1,063,357	1,058,666	991,550	1,086,059	850,143	696,900	668,502	596,901	700,419	882,119	1,165,295	899,217	888,259	1,030,000	1,030,000	141,741
MOODNA TOTAL	2,387,257	2,345,710	2,192,160	2,447,475	2,066,999	1,795,736	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,119,832	2,091,820	2,410,000	2,410,000	318,180
OCSD#1	3,037,743	3,001,290	3,056,840	3,351,525	2,768,001	2,358,264	2,222,675	2,177,892	2,305,574	2,540,572	3,347,620	2,655,168	2,753,597	3,590,000	3,590,000	856,403
HSTP TOTAL	5,425,000	5,347,000	5,229,000	5,799,000	4,835,000	4,154,000	3,930,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,825,417	6,000,000	6,000,000	1,174,583

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Clove PS + Woodbury Junction PS/3 + Woodbury Commons Premium Outlet PS + Unmetered Service Area (15,811 gpd).  
Town of Chester = Sunny Meadows PS + Walton Lake Estates PS + Lake Hill Farms PS + King Tract PS + Sugar Loaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Village of Chester = 3A PS - Sunny Meadows PS - Sugar Loaf PS#1 - Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Town of Monroe = Monroe Hills PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
Village of Woodbury = 30,400 GPD of treatment capacity leased by Village of Woodbury from OCSD#1's allocation.

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF February 29, 2020

	2019 MAR	12 MONTH AVG.											REMAINING PRESENT AVAILABLE LIMIT	BALANCE
		APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	Total	29-Feb-20
RAIN IN INCHES	3.52	4.50	5.58	3.48	3.80	3.38	0.99	6.57	3.51	6.62	2.16	1.98	45.89	
VILLAGE OF CHESTER	385,469	338,257	423,141	416,155	386,968	341,592	320,746	314,701	400,885	436,614	402,897	407,611	385,405	347,000 (38,403)
TOWN OF CHESTER	321,963	296,905	343,410	289,316	260,913	249,756	237,728	245,413	288,460	371,827	293,951	283,725	290,281	410,000 119,719
TOWN OF MONROE	210,867	207,648	213,462	198,418	193,210	192,672	190,133	196,535	208,697	220,673	204,893	204,095	203,442	133,000 (70,442)
V. OF S. BLOOMING GROVE	368,745	357,800	381,423	312,967	257,745	255,003	221,600	257,358	309,267	423,971	318,874	330,824	316,298	490,000 173,702
VILLAGE OF WOODBURY	1,058,666	991,550	1,086,039	850,143	696,900	668,502	596,901	700,419	882,119	1,165,295	913,799	891,154	875,124	1,030,000 154,876
MOODNA TOTAL	2,345,710	2,192,160	2,447,475	2,066,999	1,795,736	1,707,325	1,567,108	1,714,426	2,089,438	2,668,380	2,134,414	2,117,407	2,070,547	2,410,000 339,453
OCS#1	3,001,290	3,036,840	3,351,525	2,768,001	2,358,264	2,222,675	2,177,892	2,305,574	2,540,572	3,347,620	2,640,586	2,295,593	2,670,536	3,590,000 919,464
HSTP TOTAL	5,347,000	5,229,000	5,799,000	4,835,000	4,154,000	3,930,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,413,000	4,741,083	6,000,000 1,258,917

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Cove PS + Woodbury Junction PS#3 + Woodbury Commons Premium Outlet PS + Unmetered Service Area (15,811 gpd).  
Town of Chester = Sunny Meadows PS + Walton Lake Estates PS + Lake Hill Farms PS + King Tract PS + Sugar Loaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Village of Chester = 3A PS - Sunny Meadows PS - Sugar Loaf PS#1 - Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Town of Monroe = Monroe Hills PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
Village of Woodbury = 30,400 GPD of treatment capacity leased by Village of Woodbury from OCS#1's allocation.



ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF March 31, 2020

	2019 APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	12 MONTH AVG.		REMAINING PRESENT AVAILABLE LIMIT BALANCE
													ENDING 31-Mar-20	Total	
RAIN IN INCHES	4.30	5.58	3.48	3.80	3.38	0.99	6.57	3.51	6.62	2.16	1.98	2.83		45.20	
VILLAGE OF CHESTER	338,257	423,141	416,155	386,968	341,392	320,746	314,701	400,885	486,614	402,897	407,611	388,896	385,689	347,000	(38,689)
TOWN OF CHESTER	296,905	343,410	289,316	260,913	249,756	237,728	245,413	288,460	371,827	293,951	283,715	285,937	287,278	410,000	122,722
TOWN OF MONROE	207,648	213,462	198,418	193,210	192,672	190,133	196,535	208,697	220,673	204,893	204,093	205,443	202,990	133,000	(69,990)
V. OF S. BLOOMING GROVE	357,800	381,423	312,967	257,745	253,003	221,600	257,558	309,267	423,971	318,874	330,824	326,005	312,736	490,000	177,264
VILLAGE OF WOODBURY	991,550	1,088,039	830,143	696,900	668,502	596,901	700,419	882,119	1,165,295	913,799	907,477	859,149	859,855	1,030,000	170,142
MOODNA TOTAL	2,192,160	2,447,475	2,066,999	1,795,736	1,707,335	1,567,108	1,714,426	2,089,428	2,668,380	2,134,414	2,133,730	2,065,428	2,048,551	2,410,000	361,449
OCSD#1	3,056,840	3,351,525	2,768,001	2,358,264	2,222,675	2,177,892	2,305,574	2,540,572	3,347,620	2,640,586	2,279,270	2,352,572	2,613,449	3,590,000	976,551
HSTP TOTAL	5,229,000	5,799,000	4,835,000	4,154,000	3,930,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,413,000	4,398,000	4,662,000	6,000,000	1,338,000

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Clove PS + Woodbury Junction PS#3 + Woodbury Common Premium Outlet PS + Unmetered Service Area (15,811 gpd).  
Town of Chester = Surry Meadows PS + Walton Lake Estates PS + Lake Hill Farms PS + King Tract PS + Sugar Loaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Village of Chester = 3A PS - Surry Meadows PS - Sugar Loaf PS#1 - Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Town of Monroe = Monroe Hills PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
Village of Woodbury = 30,400 GPD of treatment capacity leased by Village of Woodbury from OCSD#1's allocation.

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF April 30, 2020

	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	Total	12 MONTH AVG. ENDING 30-Apr-20	REMAINING PRESENT AVAILABLE	
															LMIT	BALANCE
RAIN IN INCHES	5.58	3.48	3.80	5.38	0.99	6.37	3.51	6.62	2.16	1.98	2.83	4.84	45.74			
VILLAGE OF CHESTER	423,141	416,155	386,968	341,392	320,746	314,701	400,885	486,614	402,897	407,611	388,896	415,449		392,121	347,000	(45,121)
TOWN OF CHESTER	543,410	289,316	260,913	249,756	237,728	245,413	288,460	371,827	293,951	283,725	285,937	317,376		288,984	410,000	121,016
TOWN OF MONROE	215,462	198,418	193,210	192,672	190,133	196,535	208,697	220,673	204,893	204,093	205,443	214,127		203,530	133,000	(70,530)
V. OF S. BLOOMING GROVE	381,423	312,967	257,745	255,003	221,600	257,358	309,267	423,971	318,874	330,824	326,003	369,700		313,728	490,000	176,272
VILLAGE OF WOODBURY	1,086,039	850,143	696,900	668,502	596,901	700,419	882,119	1,165,295	913,799	907,477	895,406	969,987		851,082	1,030,000	168,918
MOODNA TOTAL	2,447,475	2,065,999	1,795,736	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,134,414	2,133,730	2,101,685	2,286,659		2,039,445	2,410,000	350,555
OCSD#1	3,351,525	2,768,001	2,358,264	2,222,675	2,177,892	2,305,574	2,340,572	3,347,620	2,640,586	2,279,270	2,296,315	2,770,361		2,588,221	3,590,000	1,001,779
HSTP TOTAL	5,799,000	4,835,000	4,154,000	3,930,000	3,745,000	4,020,000	4,430,000	6,016,000	4,775,000	4,413,000	4,398,000	5,057,000		4,647,667	6,000,000	1,352,333

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Grove PS + Woodbury Junction PS/PS + Woodbury Commons Premium Outlet PS + Unmetered Service Area (15,811 gpd).  
Town of Chester = Sunny Meadows PS + Walton Lake Estates PS + Lake Hill Farms PS + King Tract PS + Sugar Leaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Village of Chester = 3A PS - Sunny Meadows PS - Sugar Leaf PS#1 - Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Town of Monroe = Monroe Hills PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
Village of Woodbury - 50,400 GPD of treatment capacity leased by Village of Woodbury from OCSD#1's allocation.



ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF May 31, 2020

	2019 JUN	JUL	AUG	SEP	OCT	NOV	DEC	2020 JAN	FEB	MAR	APR	MAY	Total	12 MONTH AVG. ENDING 5/1-May-20	REMAINING PRESENT AVAILABLE	
															LIMIT	BALANCE
RAIN IN INCHES	3.48	3.80	3.38	0.99	6.57	3.51	6.62	2.16	1.98	2.83	4.84	2.11	42.27			
VILLAGE OF CHESTER	416,155	386,968	341,392	320,746	314,701	400,885	486,614	402,897	407,611	388,896	415,449	406,923		390,770	347,000	(43,770)
TOWN OF CHESTER	289,316	260,913	249,756	237,728	245,413	288,460	371,827	293,951	283,725	285,937	317,376	285,843		284,187	410,000	125,813
TOWN OF MONROE	198,418	193,210	192,672	190,133	196,535	208,697	220,673	204,893	204,093	205,443	214,127	207,088		202,999	135,000	(69,999)
V. OF S. BLOOMING GROVE	312,967	257,745	255,003	221,600	257,358	309,267	423,971	318,874	330,824	326,003	369,700	343,229		310,545	490,000	179,455
VILLAGE OF WOODBURY	850,145	696,500	668,502	596,901	700,419	882,119	1,165,295	913,799	907,477	895,406	1,020,106	953,780		854,237	1,030,000	175,763
MOODNA TOTAL	2,066,999	1,795,736	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,134,414	2,133,730	2,101,685	2,356,758	2,196,863		2,042,738	2,410,000	367,262
OCSD#1	2,768,001	2,358,264	2,222,675	2,177,892	2,305,574	2,540,572	3,347,620	2,640,586	2,279,270	2,296,315	2,720,242	3,389,137		2,587,179	3,590,000	1,002,821
HSTP TOTAL	4,835,000	4,154,000	3,930,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,413,000	4,398,000	5,057,000	5,586,000		4,629,917	6,000,000	1,370,083

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Cove PS + Woodbury Junction PS#3 + Woodbury Cammons Premium Outlet PS + Unmetered Service Area (15,811 gpd).  
Town of Chester = Surry Meadows PS + Walton Lake Estates PS + Lake Hill Farms PS + King Tract PS + Sugar Loaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Village of Chester = 3A PS - Surry Meadows PS - Sugar Loaf PS#1 - Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Town of Monroe = Monroe Hills PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
Village of Woodbury - 30,400 GPD of treatment capacity leased by Village of Woodbury from OCSD#1's allocation.

ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF June 30, 2020

	2019 JUL	AUG	SEP	OCT	NOV	DEC	2020 JAN	FEB	MAR	APR	MAY	JUN	Total	12 MONTH AVG. ENDING 30-Jun-20		REMAINING PRESENT AVAILABLE LIMIT BALANCE	
RAIN IN INCHES	5.80	3.38	0.99	6.57	3.51	6.62	2.16	1.98	2.83	4.84	2.11	3.84	42.63				
VILLAGE OF CHESTER	386,968	341,392	320,746	514,701	400,885	486,614	402,897	407,611	388,896	415,449	406,923	355,442		385,710		347,000	(38,710)
TOWN OF CHESTER	260,913	249,756	237,728	245,413	288,460	371,827	293,951	283,725	285,937	317,376	385,843	231,746		279,390		410,000	130,610
TOWN OF MONROE	193,210	192,672	190,133	196,555	208,697	220,673	204,895	204,093	205,443	214,127	207,088	194,542		203,676		153,000	(69,676)
V. OF S. BLOOMING GROVE	257,745	255,003	221,600	257,358	309,267	425,971	318,874	330,824	326,003	369,700	343,229	253,667		303,603		490,000	184,397
VILLAGE OF WOODBURY	696,900	668,502	596,901	700,419	882,119	1,165,295	913,799	907,477	895,406	1,020,106	953,780	669,484		835,182		1,030,000	190,818
MOODNA TOTAL	1,795,756	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,134,414	2,133,730	2,101,685	2,336,758	2,196,863	1,704,881		2,012,561		2,410,000	397,439
OCSDFI	2,358,264	2,222,675	2,177,892	2,305,574	2,540,572	3,347,620	2,640,586	2,379,270	2,296,315	2,720,242	3,389,137	2,283,119		2,516,772		3,590,000	1,043,228
HSTP TOTAL	4,154,000	3,930,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,413,000	4,398,000	5,057,000	5,586,000	3,988,000		4,559,333		6,000,000	1,440,667

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
 Village of Woodbury = Smith Clove PS + Woodbury Junction PS#3 + Woodbury Commons Premium Outer PS + Unmetered Service Area (15,811 gpd).  
 Town of Chester = Surry Meadows PS + Walton Lake Estates PS + Lake Hill Farms PS + King Tract PS + Sugar Loaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
 Village of Chester = 3A PS - Surry Meadows PS - Sugar Loaf PS#1 - Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
 Town of Monroe = Monroe Hills PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
 Village of Woodbury = 30,400 GPD of treatment capacity leased by Village of Woodbury from OCSDFI's allocation.




ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS -  
DIVISION OF ENVIRONMENTAL FACILITIES AND SERVICES  
EXISTING FLOW INTO THE 6.0 MGD  
HARRIMAN SEWAGE TREATMENT PLANT  
REPORT DATE OF July 31, 2020

	2019 AUG	SEP	OCT	NOV	DEC	2020 JAN	FEB	MAR	APR	MAY	JUN	JUL	Total	12 MONTH AVG. ENDING 31-Jul-20	REMAINING PRESENT AVAILABLE LIMIT	BALANCE
RAIN IN INCHES	3.38	0.99	6.37	3.51	6.62	2.16	1.98	2.83	4.84	2.11	3.84	3.84	42.67			
VILLAGE OF CHESTER	341,392	320,746	314,701	400,885	486,614	402,897	407,611	388,896	415,449	406,923	355,442	355,442	383,083	347,000	(56,083)	
TOWN OF CHESTER	249,756	237,728	245,413	238,460	371,827	295,951	283,725	285,937	317,376	285,843	231,746	231,746	276,959	410,000	133,041	
TOWN OF MONROE	195,672	190,133	196,535	208,697	220,673	204,893	204,095	205,443	214,127	207,088	194,542	194,542	202,287	133,000	(69,787)	
V. OF S. BLOOMING GROVE	255,003	221,600	257,358	309,267	423,971	318,874	330,824	326,003	369,700	343,229	253,667	253,667	305,264	490,000	184,736	
VILLAGE OF WOODBURY	668,502	596,901	700,419	882,119	1,165,295	913,799	907,477	895,406	1,020,106	953,780	669,484	669,484	836,898	1,030,000	193,102	
MOODNA TOTAL	1,707,325	1,567,108	1,714,426	2,089,428	2,668,380	2,134,414	2,133,750	2,101,685	2,356,758	2,196,863	1,704,881	1,704,881	2,004,990	2,410,000	405,010	
OCSDFI	2,232,675	2,177,892	2,305,574	2,540,572	3,347,620	2,640,586	2,279,270	2,296,315	2,720,242	3,389,137	2,283,119	2,283,119	2,540,510	3,590,000	1,049,490	
HSTP TOTAL	3,930,000	3,745,000	4,020,000	4,630,000	6,016,000	4,775,000	4,413,000	4,398,000	5,057,000	5,586,000	3,988,000	3,988,000	4,545,500	6,000,000	1,454,500	

Village of South Blooming Grove = Village of South Blooming Grove PS + Unmetered Service Area (40,100 gpd).  
Village of Woodbury = Smith Grove PS + Woodbury Junction PS#3 + Woodbury Commons Premium Outlet PS + Unmetered Service Area (15,811 gpd).  
Town of Chester = Sunny Meadows PS + Walton Lake Estates PS + Lake Hill Farms PS + King Tract PS + Sugar Loaf PS#1 + Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Village of Chester = 3A PS - Sunny Meadows PS - Sugar Loaf PS#1 - Unmetered Oxford Heights Service Area (41 Units @ 400 gpd/unit = 16,400 gpd).  
Town of Monroe = Monroe Hills PS + Unmetered Walton Lake Service Area (400 Units @ 400 gpd/unit = 160,000 gpd) + Unmetered Seven Oaks Road Service Area (24 Units @ 400 gpd/unit = 9,600 gpd).  
Village of Woodbury = 30,400 GPD of treatment capacity leased by Village of Woodbury from OCSDFI's allocation.

**Village of Chester  
Building Department**

# Memo

**To:** Village of Chester Planning Board  
**From:** John Orr   
**Date:** April 27, 2021  
**Re:** Sewer usage for Advanced Auto

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I have reviewed the proposed use at 93-97 Brookside Avenue for Advanced Auto and I have determined that adequate sewer capacity exists for this use per the following:

- 1- The new location has an existing connection to the sewer system.
- 2- Currently combined the 3 lots are assessed 32 units.
  - a. 93 Brookside Ave 17 units.
  - b. 95 Brookside Ave 15 units.
  - c. 97 Brookside Ave 0 units. (vacant land)
- 3- I anticipate the new use, 95-97 Brookside Avenue, to be assessed 10 units (Commercial use "small" 4 employees or less)
- 4- I anticipate 93 Brookside Avenue to be reduced to 10 units.
- 5- The above could potentially generate a surplus of capacity.

In considering the above stated reasons, I feel that Advanced Auto will not generate any additional capacity to the sewer system.

John Orr  
Code Enforcement Officer  
Village of Chester









Factory ruins behind #95 Brookside  
2004-02-26









**CONSULTING ENGINEERS, D.P.C.**

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**VILLAGE OF CHESTER**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** CHESTER SHOPPING PLAZA SP AMENDMENT  
(PROPOSED MOTEL)  
**PROJECT LOCATION:** NYS ROUTE 17M  
SECTION 111 – BLOCK 6 – LOT 1.11  
**PROJECT NUMBER:** 02-07  
**DATE:** 27 APRIL 2021  
**CONSULTANT:** CIVIL TEC ENGINEERING & SURVEYING PC  
**PLAN DATE:** N/A (NO PLAN SUBMITTED)  
**DESCRIPTION:** THE APPLICATION PROPOSES THE ADDITION OF A MOTEL ON THE NORTH END OF THE EXISTING PLAZA SITE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 23 JULY 2002, 27 AUGUST 2002, 17 DECEMBER 2002, 22 APRIL 2003, 26 AUGUST 2003, 23 SEPTEMBER 2003, 28 OCTOBER 2003, 5 FEBRUARY 2004, 23 MARCH 2004, 27 APRIL 2004, 27 JULY 2004, 24 AUGUST 2004, 28 SEPTEMBER 2004, 22 FEBRUARY 2005, 22 MARCH 2005, 26 APRIL 2005, 24 MAY 2005, 28 JUNE 2005, 27 SEPTEMBER 2005, 15 NOVEMBER 2005, 20 DECEMBER 2005, 23 SEPT 2014, 25 JULY 2017, AND 26 SEPTEMBER 2017 PLANNING BOARD MEETINGS.

1. On 9/26/2017 the Planning Board reapproved (conditionally) the application. A three (3) year extension was granted for the completion of the work (through 9/26/2020). The applicant, by letter dated September 11<sup>th</sup>, 2020 from Al Fusco, P.E., is now seeking another extension of the completion date through September 2023. In the letter dated September 11<sup>th</sup>, 2020 the applicant's engineer outlines the reason why no conditions have changed for SEQRA. This should be discussed on the record before any action is considered.

Our office notes that the existing NYSDEC Wetland Delineation is noted from 2004. Delineations have to be updated every five (5) years as well as any permits associated with work within the wetland or wetland adjacent area must be renewed every three (3) years. The applicant should provide any renewals of said permits.

Further, since the last approval the NYSDEC Stormwater Design Manual has been updated. The applicant should forward the revised SWPPP pursuant to that new design manual.



Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Shawn E. Arnott", written in a cursive style.

Shawn E. Arnott, P.E.  
Engineer for the Planning Board

SEA/dns