

**MINUTES**  
**VILLAGE OF CHESTER PLANNING BOARD**  
**OCTOBER 26, 2021**  
**REGULAR MEETING**

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

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

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

Chairman Ramsdell opened the Regular Meeting at 7:07 PM.

**MINUTES**

Review draft September 28, 2021 meeting minutes. **\*MOTION** made by Member Rappa, second by Member LaSpina, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 5-0

Review draft July 27, 2021 meeting minutes. **\*MOTION** made by Member Rappa, second by Member Winters, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 5-0

**CORRESPONDENCE**

Letter from Cliff Patrick re: Advanced Auto Site Plan (PB-21-02) read into the record by Chair Ramsdell. Letter to be addressed during project review.

**CODE ENFORCEMENT OFFICER REPORT**

Presented by John Orr (copy attached)

**WORK SESSION REVIEW**

Planning Board Secretary reviewed the applicants appearing at the October 7, 2021 Work Session:

- Proposed Senior Housing Project at 74 Main Street
- The Castle Site Plan Amendment (PB-19-08)
- Advanced Auto Site Plan (PB-21-02).

**PROJECTS FOR REVIEW**

**1. Project # PB-21-07      Project Name: Nicotra Lot Line Change**  
Applicant/Owner: Joseph Nicotra  
Location: 1 Cardillo Lane (106-1-3, 106-1-4 / RA Zone)  
Re: Lot line change

Jim Dillin, PLS, provided a project overview:

- Joseph Nicotra currently owns the 2 existing.
- Lot 2 (SBL 106-1-4) has an existing small dwelling.
- The applicant is requesting a lot line change so the properties are more in conformance with the existing zoning code.
- The properties have 2 existing easements on Cardillo Lane and Greycourt Avenue.

- The existing dwelling is connected to municipal water and sewer.
- Lot 1 (SBL 106-1-3) is currently all black dirt.
- The applicant has a potential buyer for lot 2 (SBL 106-1-4).

McGoey, Hauser, Edsall's comments reviewed (copy attached) and general discussion held:

- The applicant confirmed there are no metes and bounds for either easement.
- Will the applicant sell either lot?
- How will the new lot be accessed?
- Confirmed lot 1 (SBL 106-1-3) is zoned agricultural.
- The applicant does not object to deed restriction for development on lot 1 (SBL 106-1-3).

**\*MOTION** was made by Member Winters, second by Member LaSpina, to **DECLARE THIS A TYPE II ACTION UNDER SEQR.** Motion passed 5-0.

**\*MOTION** was made by Member Rappa, second by Member LaSpina, to **WAIVE THE REQUIREMENT OF A PUBLIC HEARING.** Motion passed 5-0.

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.

Jane Samuelson, PE, Engineering & Surveying Properties, PC, provided a project overview:

- The applicant was granted an area variance for a 50' front yard setback.
- The applicant provided a drainage plan.
- The applicant is proposing a gravel access lane around the building for van deliveries.

McGoey, Hauser, Edsall's comments reviewed (copy attached) and general discussion held:

- CEO John Orr will write up the sewer determination.
- The applicant will provide the Planning Board Attorney with the conservation easement.
- The applicant has no issue with abandoning the lot line between the 2 lots to merge them.
- Elevations:
  - The Code Enforcement Officer uses the existing manhole on Greycourt Avenue, which is at a 423.1 elevation, as the base elevation.
  - The applicant is currently proposing a building floor elevation of 424 and loading dock elevation is 426, so the applicant will have to bring up floor elevations to at least 425.
- The applicant confirmed they needed ADA parking.
  - CEO John Orr advised they would have to either use pavement or cement.
- CEO requested the applicant move the dumpster away from the building.

The applicant requested a waiver of the Public Hearing. **\*MOTION** was made by Member Rappa, second by Member LaSpina, to **WAIVE THE REQUIREMENT OF A PUBLIC HEARING.** Motion passed 4-0 (Member Ziegler recused himself from this project).

CEO John Orr requested:

The approval box be moved so it is visible when the plans are folded.



The Planning Board has not discussed the soil conditions of the property and, as the applicant is proposing a new building, the soil conditions are a priority.

- Jane Samuelson, PE advised they did a test pit in the middle of where the new structure is proposed and at 5-feet they found fill.
  - CEO John Orr advised when the Village constructed the amphitheater, the test pits found black dirt at 8-feet and they had to dig 13-feet to get clay for the footings.
  - Jane Samuelson, PE advised they will do more test pits and dig deeper.

- 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

Ashley Torre, Esq., Burke, Miele, Golden & Naughton, LLP, provided a project overview:

- Ashley Torre, Esq. responded to Clif Patrick's September 28, 2021 letter:
  - There will be a maximum of 5 employees to unload delivery trucks.
  - Deliveries will be made after hours.
  - The applicant will add adjacent properties within 100-feet to the site plan.
  - The sign code quoted in the letter is for residential districts.
    - Planning Board Engineer Shawn Arnott confirmed that in the B2 district, a sign up to 20-feet is allowed by Code.

McGoey, Hauser, Edsall's comments reviewed (copy attached) and general discussion held:

- SEQRA determinations should be made after responses are received from SHPO and DOT.
  - Ashley Torre, Esq confirmed they submitted a revised submission to SHPO on October 18<sup>th</sup>, so they have heard from them, but still no report.
- Site plan comments:
  - Page L2, the site cross section should have more detail on placement of the foundation.
  - The final site plan set should include the architectural drawings previously presented.
  - It was confirmed construction drawings are submitted with the building permit application.

- 4. Project # PB-21-06      Project Name: Advanced Auto Sub-Division (Minor)**  
 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:                        Sub-Divide 3 lots into 2 lots

Ashley Torre, Esq., Burke, Miele, Golden & Naughton, LLP, provided a project overview:

- The applicant submitted a sub-division application with a plan showing the revised layout.
  - CEO John Orr confirmed the Mayor and at least two Village Board members reviewed the plans and the one presented tonight with the lot line straight back is the one they agreed on.
  - The Village Board has unofficially noted that the lot will not be dedicated to the Village but may be directly dedicated to the Historical Society if that's the route they decide to take. Unfortunately, if the Village takes ownership, it becomes an asset and the Village can't just give away an asset, so the lot may be transferred directly to the Historical Society.
  - Mayor Bell will be contacting the president of the Historical Society regarding the lot.
- The applicant added a note indicating the lot would be dedicated to the Village of Chester, but it might be dedicated to a Historic Commission, so that might need to be clarified.

McGoey, Hauser, Edsall's comments reviewed (copy attached) and general discussion held:

- Does this application need to be circulated for lead agency under SEQR.
- The application has to be sent to Orange County Planning for GML 239 review.



- It was originally circulated with the sub-division on the plans.

**\*MOTION** was made by Member Winters, second by Member Ziegler, to **SCHEDULE THE PUBLIC HEARING FOR NOVEMBER 16, 2021**. Motion passed 4-1 (Member LaSpina opposed).

**\*MOTION** by Member Winters, second by Member LaSpina to **DECLARE THE VILLAGE OF CHESTER PLANNING BOARD'S INTENT TO BE LEAD AGENCY FOR SEQR**. Motion passed 5-0. Planning Board Engineer Shawn Arnott will circulate the Lead Agency intent letters and the applicant will send 10 copies of the site plan directly to him.

**5. Project # PB-21-05      Project Name: Sobo & Sobo Site Plan**  
 Applicant/Owner:      Sobo & Sobo Holdings, LLC / Village of Chester  
 Location:                92 Main Street (111-1-28.1 / RS Zone)  
 Re:                        Use of existing building as law office

Gary Sobo, Esq., Sobo & Sobo Holdings, LLC, provided a project overview:

- Exterior modifications for ADA compliance – there is a handicapped ramp in the back and a porch leading into the building. The only exterior modifications they're planning on are reconstruction of the ramp and porch as they are not in great shape.
- Previously used at the Lippincott, Ralston, Ingrassia Funeral Home and has been vacant for several years.
- The applicant is purchasing the building to use as a law office.
- The building does need handicap access.
- CEO John Orr reviewed some of the history of the building to understand how we got here, for the Board's knowledge.
  - On June 18, 1981, a use variance was granted to allow a funeral home at this property. There was also a side yard variance granted at the same time.
  - CEO John Orr read into the record a letter of determination he submitted on September 17, 2021 for this property for zoning (copy attached). He noted, in his opinion, the Board could issue, if approved, a Special Use Permit for this property.

McGoey, Hauser, Edsall's comments reviewed (copy attached) and general discussion held:

- The 15' wide driveway easement was for the property and not specifically for the funeral home.
- The driveway can be accepted as entrance way for that property.
- There was discussion with the Presbyterian Church that confirmed their acceptance of the use despite the recorded easement
- The law office hours of operation are generally 9 AM to 5 PM Monday through Friday with light use possible on weekends and would not generally conflict with the church driveway use.
- The applicant has not determined if they will include paving the driveway and back parking lot with this application.

**\*MOTION** was made by Member Winters, second by Member Ziegler, to **SCHEDULE THE PUBLIC HEARING FOR NOVEMBER 16, 2021**. Motion passed 5-0.

**\*MOTION** was made by Member LaSpina, second by Member Rappa, to **DECLARE THIS A TYPE II ACTION UNDER SEQRA AS PROVIDED IN 6 NYCRR 617.5(c)(7), AND, THEREFORE, REQUIRES NO FURTHER ACTION UNDER SEQRA**. Motion passed 5-0.



**6. Project # PB-19-08      Project Name: The Castle Site Plan Amendment**  
Applicant/Owner: Brian Leentjes  
Location: 107-109 Brookside Avenue (107-2-15; 107-2-14.2 / B-2 Zone)  
Re: Site Plan Amendment

Jim Dillin, PLS, provided a project overview:

- The Castle Fun Center site plan which was close to approval in the beginning of 2020, but when the COVID pandemic hit, the applicant put the project on hold.
- The applicant has changed the footprint of the building, but the square feet remain the same.
- The applicant will remove the existing lot line that goes through the building.
  - The lot line removal will be done sooner rather than later and, if done before the final approval, it will be removed from the site plan.
  - It could be a condition of approval that the lots are under the same ownership.
- The applicant has a tight time constraint. If they don't get approval and start construction before the ground freezes in the next month or so, they'll have to wait until the next season starts and that would be a problem for the applicant.
- As the project has already been approved, this could be handled as an amended approval and, that way, SEQRA and Orange County GML review have already been done.

McGoey, Hauser, Edsall's comments reviewed (copy attached) and general discussion held:

- Parking.
- Keeping the recreational facilities in the bulk tables on the site plan.

**\*MOTION** was made by Member Ziegler, second by Member Rappa, that the **PROJECT IS CONSISTENT WITH THE PREVIOUS SEQRA DETERMINATION.** Motion passed 5-0.

**\*MOTION** was made by Member Rappa, second by Member LaSpina, to **WAIVE THE REQUIREMENT OF AN ADDITIONAL PUBLIC HEARING FOR THE MINOR ADMENDMENTS TO AN APPROVED PLAN.** Motion passed 5-0.

**\*MOTION** was made by Member Rappa, second by Member LaSpina, to **GRANT CONDITIONAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:**  
**1. REVISIONS TO THE SITE PLAN ACCORDING TO MHE'S COMMENTS.**  
**2. APPROVAL BY SHAWN ARNOTT OF THE FINAL SITE PLAN.**  
**3. PAYMENT OF ALL FEES.** Motion passed 5-0

### GENERAL DISCUSSION

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

### ADJOURNMENT

**\*MOTION** was made by Member Rappa, second by Member Winters, to **ADJOURN THE MEETING.** Motion passed 5-0. Meeting adjourned at 8:30 PM.

Respectfully Submitted,



Sandra VanRiper  
Planning Board Secretary



## Clifton Patrick

119 Brookside Ave

Chester, NY 10918

Phone/fax 845-469-7645 e-mail: [clifpatrick@optimum.net](mailto:clifpatrick@optimum.net)

September 28, 2021

Richard A. Ramsdell  
Planning Board Chairman  
Village of Chester  
47 Main Street  
Chester, NY 10918

Comments on Westlake Development - Advanced Auto Project #21-02  
responses to Public Hearing dated 2021- 09-14-.

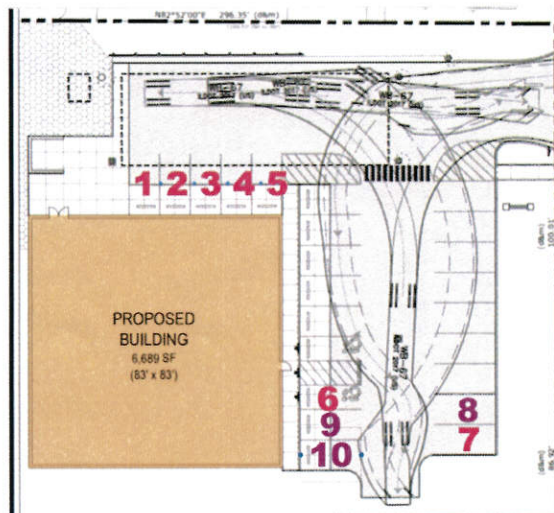
Dear Chairman Ramsdell and Planning Board Members,

The applicant's response to my letter, identified in the response as "Letter #1" is lacking:"

### Response:

The most recently submitted plans answer several of the comments. To the extent that the Planning Board desires more detail of the very familiar surrounding buildings, and to the extent the Planning Board has done in other similar projects it has reviewed, we can discuss that with the Planning Board. We believe that the information provided including photos of nearby buildings should suffice.

- Upon examining "LAYOUT and PLANTING PLAN L2.00" I see no indication that it responds to my first question about where will the fifteen unloading employees park. The "truck navigation" shows only seven parking spaces fully clear (marked in magenta) of the truck's path, one of those being a "Handicap" spot. The depicted path indicates three other parking spaces are barely encroach upon (purple). It looks to me like only spots numbered 1 - 5 are reasonably safe, 6 - 10 being too close to the truck's path to risk, especially in inclement winter conditions when the truck may not track precisely as the driver expects.
- First question: Mark Shattuck, the applicant, stated that approximately 15 employees would be on the site to unload the truck. Where would these employees park their cars (up to fifteen), and how would the depicted 80'± truck maneuver in this smaller parking lot and avoid those employee cars?





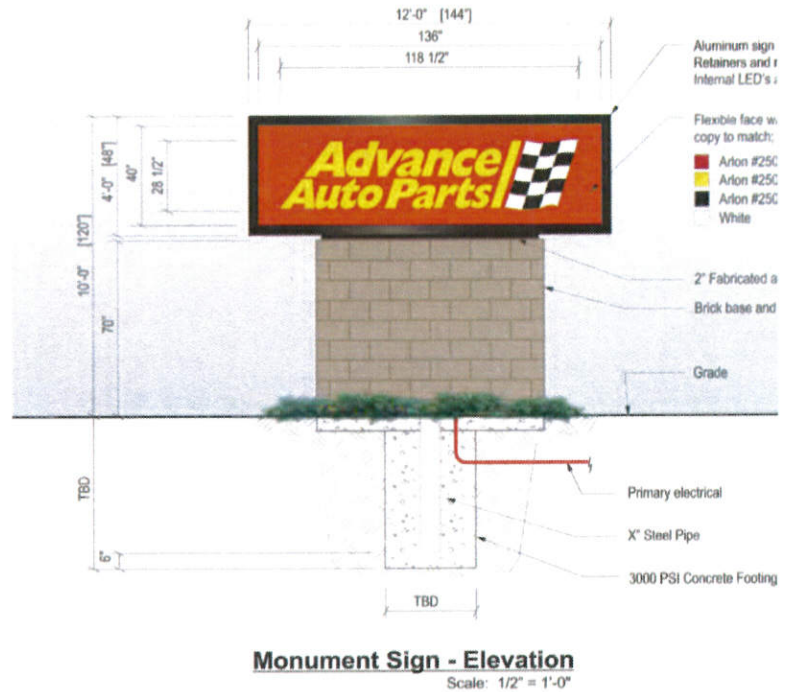
These revised site plans are still lacking depictions of the structures on adjacent properties, as required by Village of Chester, NY Code § 98-28-F.(1):

Subject lots and all structures on adjacent properties within 100 feet of the lot lines of subject lots, plans and elevations of all proposed outdoor signs, floor plans and plans for exterior elevations of all existing and proposed structures and any other such building plans and elevations as the Planning Board may require.

The Monument Sign - Elevation (L6.10) shows the total height of the sign above grade at 10 feet. This is not in compliance.

**§98-19, C (4) & E:**

"A ground-mounted sign shall not project more than five feet above the ground."



I wish that I had time to review these documents more carefully, but they seemed to have been posted on the Village website sometime today. I was only able to review them after completing other tasks, starting shortly before 5 pm.

Respectfully yours,

Cc: Sandy VanRiper , Village of Chester Planning Board Secretary Sandy VanRiper



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

October 26, 2021

Steris – Nucifora Blvd

1– Site work continues.

Clark- 5 Carpenter

1- Deck construction now complete.

Noble – 4 Chester Acres Blvd

1- Renovation continues.

Beer World 35 Brookside Ave

1- Framing underway.

137 Main Street

1- No inspections have been requested as of today.

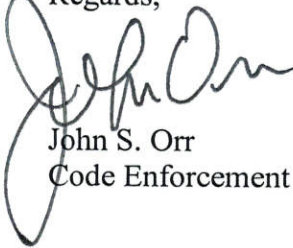
1 Vista Drive

1- Deck construction now complete.

2 Main Street

1- Replacement stairs now complete.

Regards,



John S. Orr  
Code Enforcement Officer





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

**PROJECT NAME:** NICOTRA LOT LINE CHANGE  
**PROJECT LOCATION:** 1 CARDILLO LANE (PRIVATE ROAD)  
SECTION 106 – BLOCK 01 – LOTS 3 & 4  
**PROJECT NUMBER:** 21-06  
**DATE:** 26 OCTOBER 2021  
**CONSULTANT:** JAMES A. DILLON, PLS  
**PLAN DATE:** 23 SEPTEMBER 2021  
**DESCRIPTION:** THE PROPOSED PROJECT CONVEYS 0.153 ACRES FROM LOT 3 TO LOT 4.  
PROJECT IS BEFORE THE BOARD FOR ITS INITIAL APPEARANCE THIS EVENING.

1. The applicant has provided a Zoning Bulk Table for the proposed use. Required dimensions should be updated to include the maximum building heights as well as a minimum habitable dwelling area. Further, the Bulk Table should evaluate the existing lots as well as the proposed lots.
2. The location of the project should be noted on the plans.
3. The Lot Line Change Plan identifies an existing right-of-way over the gravel road over Lot 106-1-5 as well as others. The limits of said right-of-way should be indicated on the plans as well as who benefits from said right-of-way(s).
4. The applicants representative identifies an existing water service for the existing dwelling. The applicant should propose an easement over Lot 1 for the benefit of Lot 2 for said water service.
5. This project is within a 500-foot distance from the Heritage Trail and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
6. 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 84-6 of the Village Code.
7. The Board should consider Typing the Action a Type II Action under SEQRA.

Respectfully submitted,

**MHE Engineering, D.P.C.**



Shawn E. Arnott, P.E.

SEA/kbw

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

**PROJECT NAME:** CHESTER AGRICULTURAL SOCIETY SITE PLAN  
(Vegetable Washing Building)  
**PROJECT LOCATION:** 12 GREYCOURT AVENUE  
SECTION 105 – BLOCK 1– LOT 28 & 29  
**PROJECT NUMBER:** 21-01  
**DATE:** 26 OCTOBER 2021  
**CONSULTANT:** ENGINEERING PROPERTIES  
**PLAN DATE:** 14 OCTOBER 2021  
**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 BEFORE THE BOARD ON 23 MARCH 2021, 27 APRIL 2021 AND 22 JUNE 2021 PLANNING BOARD MEETINGS.

1. The Bulk Table appears to be correct for the required dimensions based on the zone and proposed use.
2. As the Board is aware, the applicant previously was referred to the Village's Zoning Board of Appeals for the front yard setback variance. The applicant has indicated that the variance was granted by the Zoning Board of Appeals. The applicant should note said approval and indicate any requirements of said variance on the plans.
3. Our office provides the following comments regarding the site plan:
  - The applicant has submitted guidance from the USDA office with regards to a vegetated treatment area which has been indicated to have been designed in compliance with the guidance from the USDA. The applicant should confirm that the proposed improvements are designed in accordance with said National Resource Conservation Service Guidance.
  - The proposed disturbance appears to be greater than 1-acre. The applicant should confirm the total area of disturbance and provide a Stormwater Pollution Prevention Plan if necessary.
  - The applicant has indicated proposed water and sewer services. The type of pipe for each should be identified.
  - As previously discussed, the applicant indicated that they would provide an Easement to themselves for access to the proposed rear lot. As such, the applicant should note said Easement.

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- As previously noted, a Floodplain Development Permit will be necessary to complete the improvements as proposed. However, our office notes that the finished floor elevation is noted as 424.25 with existing topography within Greycourt Avenue as 426. The proposed elevation of the building should be discussed with the Village's Code Enforcement Officer.
  - The applicant should indicate the building corners to the nearest lot line distances.
  - The applicant has included a swale along the western end of the building within the gravel parking area. Our office questions its practicality. Further, only a grass line swale detail is indicated on the plans.
  - The applicant has proposed a gravel parking area with no pavement indicated. Our office questions how ADA accessibility will be obtained on a gravel parking lot.
  - A utility trench within the existing Village roadway pavement detail has been included on the plans, however, the required thicknesses are not met pursuant to the Village Code.
  - We recommend that the Board require installation of a masonry type dumpster enclosure, with exterior finish (or coating) to match the proposed building. We recommend the Board mandate such change to result in a more aesthetic installation, which is more durable for long-term life.
  - The applicant has included a truck turning diagram for the proposed project. On the incoming diagram, a wheelbase 40 semi-truck is indicated. The applicant should confirm that this is the largest truck that will access the site.
4. Since the application is within 500-feet of the Heritage Trail, the application will need to be referred to the Orange County Department of Planning.
  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 Paragraph 300-86 (D)(6) of the Town Zoning Local Law.
  6. Regarding SEQRA, the Board previously typed the action a Type II Action.

Respectfully submitted,

**MHE Engineering, D.P.C.**



Shawn E. Arnott, P.E.

Engineer for the Planning Board

SEA/dns



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

**PROJECT NAME:** ADVANCE 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:** 26 OCTOBER 2021  
**CONSULTANT:** KEPLINGER, FREEMAN ASSOCIATES, LANDSCAPE ARCHITECTURE  
AND LAND PLANNING  
**PLAN DATE:** 12 OCTOBER 2021  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONSTRUCTION OF A 6,689 SQUARE  
FOOT ADVANCE AUTO PARTS STORE WITH ASSOCIATED PARKING AND  
STORMWATER FACILITIES AND LOT LINE CHANGE. THE APPLICATION WAS  
PREVIOUSLY REVIEWED BY THE BOARD AT THE 27 APRIL 2021, 1 JUNE 2021,  
22 JUNE 2021, 27 JULY 2021 AND 28 SEPTEMBER 2021 PLANNING BOARD  
MEETINGS.

1. Our office is in receipt of the response letter dated 30 September 2021. Comment #1 was not addressed (Response to letter dated 26 August 2021).
2. The applicant has included a separate application for the Lot Line Revision (consolidation of the three lots and proposed two lot subdivision).
3. Our office provides the following technical comments:
  - The applicant has submitted a cut sheet for the “80S MC-4500 Storm Tech Chamber system” for the Board’s review. However, as previously requested the applicant should include an installation detail in the plan set for said Storm Tech Chamber.
  - The applicant should update the Board on the status of the NYS SHPO review of the archeological structures that exist on the property.
  - The Board should discuss current status of NYSDOT review and the proposed entrance to NYS 17 M (Brookside Avenue).
  - As discussed at the Work Session, the proposed site section should be updated to include the depth and locations of proposed material of export/import based on the Geotechnical recommendations. The quantities of export/import should be identified for the Board’s review.
4. The undersigned has prepared a Part II SEAF for the Board’s review this evening.

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Respectfully submitted,

**MHE Engineering, D.P.C.**

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

Shawn E. Arnott, P.E.

SEA/kbw



20 September 2021

NYS Department of Transportation  
4 Burnett Boulevard  
Poughkeepsie, NY 12603

Orange County East  
NYS Department of Transportation  
Permit Inspection Unit Office  
112 Dixon Street  
Newburgh, NY 12550

**ATTENTION: MARY MCCULLOUGH, SEQRA-HWP UNIT  
SIBY MARY ZACARIAH-CARBONE, PERMIT ENGINEER**

**SUBJECT: ADVANCED AUTO ROUTE 17M SITE PLAN - VILLAGE OF CHESTER PB #: 21-02**

Dear Ms. McCullough and Ms. Zacariah-Carbone:

The Village of Chester Planning Board has received an application for site plan approval of the redevelopment of an existing site which includes the construction of an approximately 7,000-square foot auto parts retail store located on Route 17M northwest of the intersection of Route 17M and West Avenue in the Village. The Planning Board has determined the applicant will appear as required to obtain a highway work permit from your department.

We are forwarding here with a copy of the plans submitted with the application for your review and comment. We request that you notify the Planning Board of any concerns regarding this application which should be considered by the Board during the review of the project.

It is noted that the intent of these plans required for the permit application as if these were the responsibility of the applicant following the site plan approval from the Town.

We look forward to your input regarding this application before the Board.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in blue ink, appearing to read 'Shawn E. Arnott'.

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

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# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

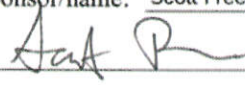
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Advance Auto Parts			
Project Location (describe, and attach a location map): 93-95 Brookside Ave. Chester, NY 10918			
Brief Description of Proposed Action: The project includes the construction of a 6,889 sf building and associated site improvements. Site improvements will include a 25 space parking lot, concrete sidewalks and a NYSDEC compliant stormwater facility.			
Name of Applicant or Sponsor: Keplinger Freeman Associates - Sponsor		Telephone: 315-445-7980 E-Mail: sf@keplingerfreeman.com	
Address: 6320 Fly Road			
City/PO: East Syracuse		State: NY	Zip Code: 13057
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village PB, NYSDOT, NYS DEC			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.585 acres	
b. Total acreage to be physically disturbed?		1.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.585 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Black Meadow Creek runs through the site. Proposed development does not alter or encroach into the waterbody. _____ _____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater will be directed to drainage structures and treated on site before exiting to adjacent waterbody.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
stormwater facility (0.640 ac-ft)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Scott Freeman - Keplinger Freeman Associates</u> Date: <u>4-21-21</u>		
Signature: <u></u> Title: <u>Landscape Architect</u>		

## EAF Mapper Summary Report

Wednesday, April 21, 2021 10:02 AM



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No









Property Owner:  
Crested Hudson Bank  
643 Route 211 East  
Madison, NY 10941  
Applicant:  
Brookside Avenue  
Development, LLC  
1000 West 10th Street, Suite 200  
Ann Arbor, MI 48106-1000  
E. S. Sander, P.E. 1/10/21

# ADVANCE AUTO PARTS BROOKSIDE AVE. VILLAGE OF CHESTER, NY

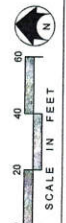
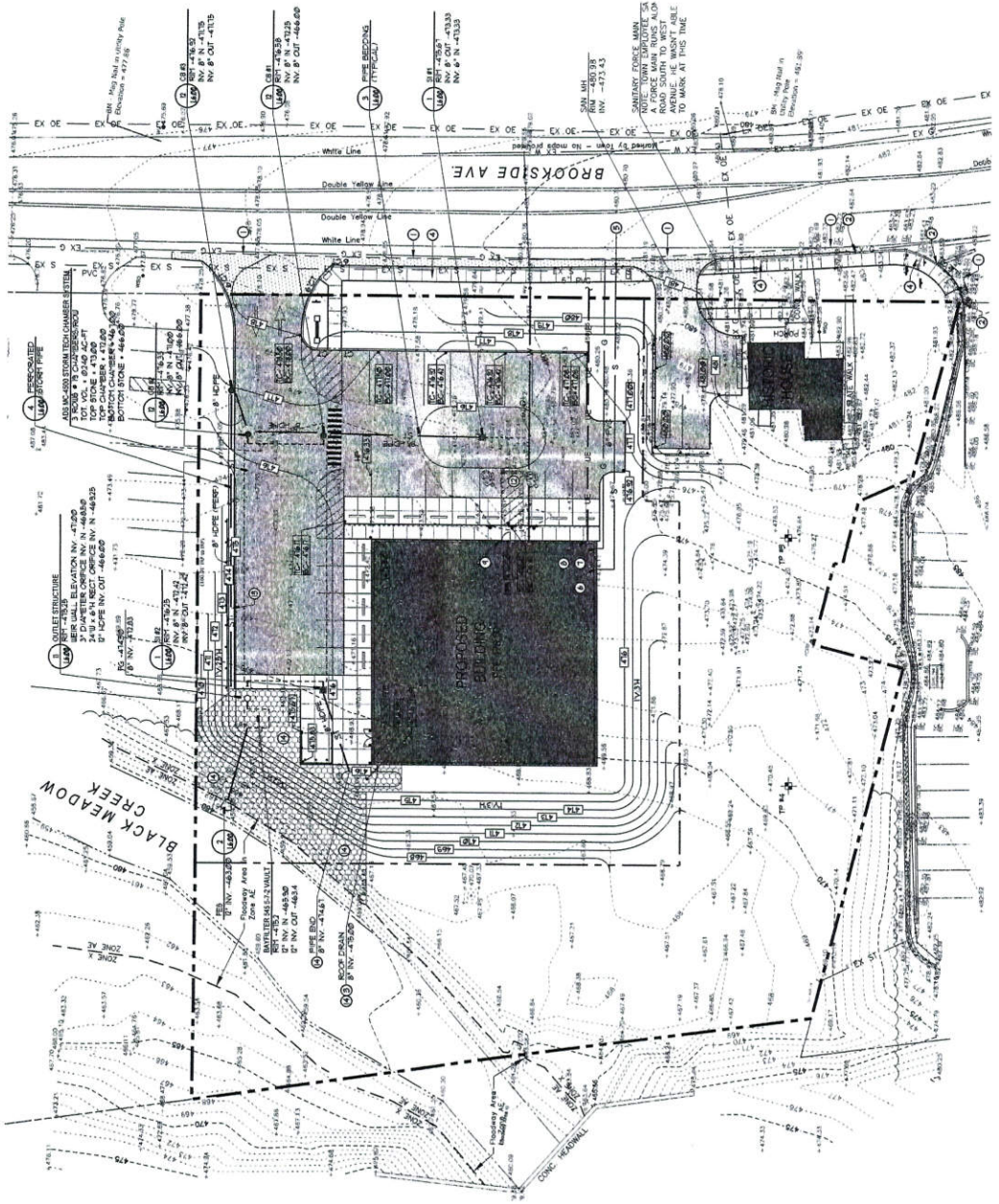
REVISIONS	DATE	BY	APP'D
1. INITIAL DESIGN	4-23-21	ES	ES
2. MANUSCRIPT REVIEW	4-29-21	ES	ES
3. MANUSCRIPT REVIEW	5-12-21	ES	ES
4. MANUSCRIPT REVIEW	5-12-21	ES	ES

Drawn By: ES  
Checked By: ES  
Date: 02/03/2021  
Scale: AS SHOWN  
Title: GRADING, DRAINAGE and UTILITIES PLAN

**L2.00**

## GRADING, DRAINAGE and UTILITIES NOTES

1. FLEET EXISTING LINE AND GRADE.
2. MATCH TOP AND FACE OF EXISTING CURB.
3. ROOF DRAIN PER ARCHITECTURAL DRAINAGE DISCHARGE AT GRAZE.
4. LONGITUDINAL SLOPE SHALL NOT EXCEED 1%.
5. COORDINATE CONNECTION OF PROPOSED SANITARY LATERAL WITH LOCAL MUNICIPALITY AND GOVERNING AGENCY. PROVIDE WATERWRIGHT CONNECTION.
6. APPROXIMATE LOCATION OF SANITARY LINE REFERS TO TECHNICAL AND PLUMBING DRAWINGS FOR CONTINUATION OF SANITARY LINE INSIDE BUILDING. REPORT HEREIN AT BUILDING FACE PRIOR TO CONSTRUCTION.
7. APPROXIMATE LOCATION OF GAS LATERAL REFERS TO REP DRAWINGS FOR DESIGN INFORMATION.
8. REFER TO ELECTRICAL DRAWINGS FOR UNDERGROUND POWER LINE AND CONNECTION.
9. COORDINATE CONNECTION OF PROPOSED WATER LATERAL WITH LOCAL MUNICIPALITY AND GOVERNING AGENCY.
10. INSTALL WATER VALVE PER DETAIL.
11. CONTRACTOR SHALL PROVIDE 10' MINIMUM 7% CROSS SLOPE UPON ACCESSIBLE PARKING SPACES.
12. CONTRACTOR SHALL PROVIDE 10' MINIMUM 7% CROSS SLOPE UPON ACCESSIBLE PARKING SPACES.
13. INSTALL LEAF RITE FILL SPUR IN DETAIL 24.6.00.





PLANT LIST				
KEY	COMMON NAME	BOTANICAL NAME	CALIPERS	COND.
1b	DAWF BUSH	DETILIA VINA	-	1/2 CONT
1c	PINK SPIRIT CLOUDBLE	HAULIS SPY SPIRZY	2" CAL	BIB
2b	SWEETBARK ROSE	ROSA RUBIGINOSA	-	1/2 CONT
3b	DEER'S WILLON	SALEX BOBBIANA	-	1/2 CONT

△ 9" DIAMETER MULCH CIRCLE WITH SPACE CUT EDGE AROUND ALL TREES

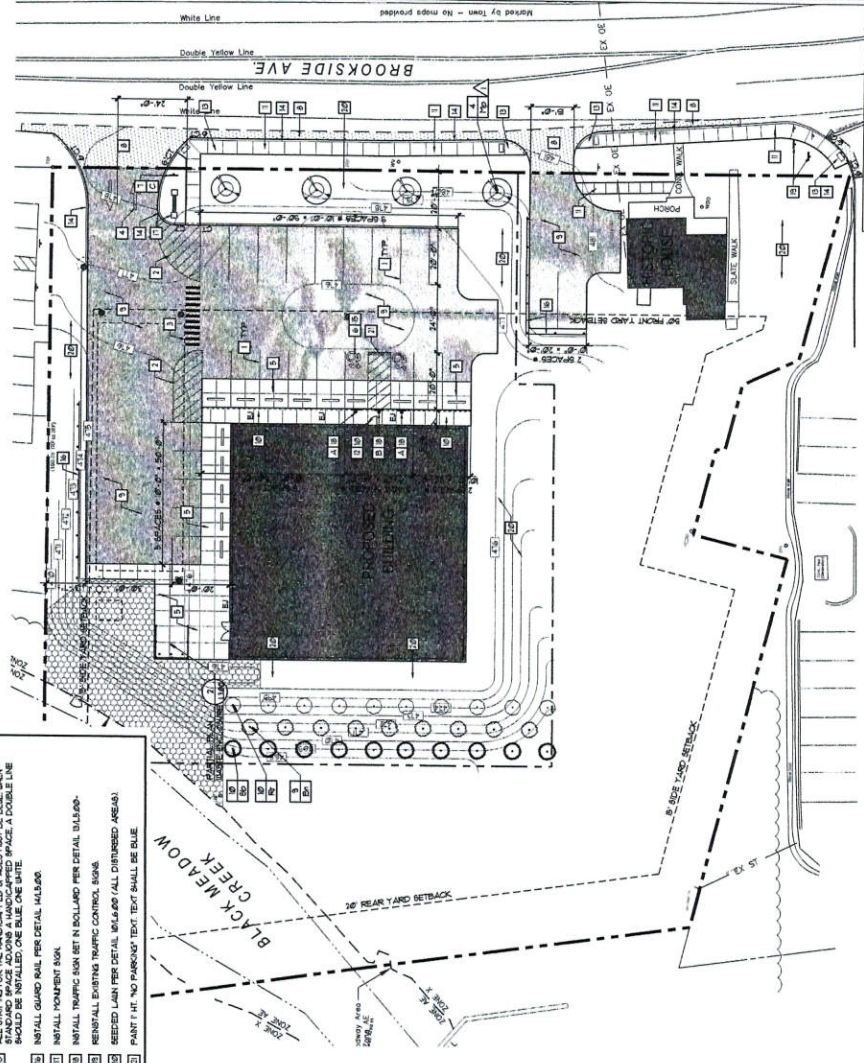
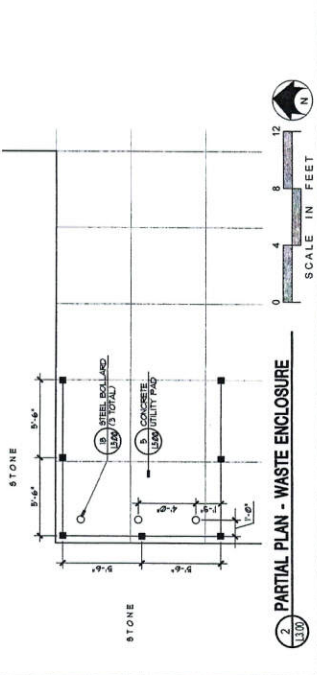
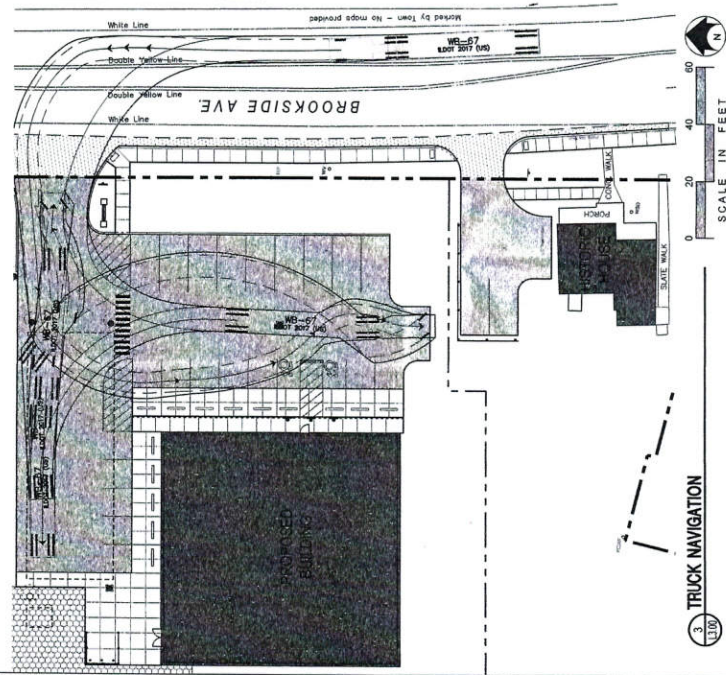
PARKING DATA CHART		PARKING DATA
• PARKING STALL SIZE 10'-0" x 20'-0"	TOTAL REQUIRED PER TOWN REGA.	NEEDS RANDED, PROVIDED.
PROPOSED BLDG. (2500 SF. SELLING SPACE)	11 SPACES	25 SPACES (7 ADA)
• RETAIL 4 SERVICE USES (1 SPACE PER 50 SF OF SELLING SPACE)		

NET	NET TYPE	SIZE	POSTING SET	SIZE	POSTING SET	NO. COPIES	INSTALLATION INSTRUCTIONS
1	REGULATED PANELS WITH SYMBOLS	2' x 3' 6" 1-6" x 12" 1-6" x 12"	REGULATED PANELS WITH SYMBOLS	2' x 3' 6" 1-6" x 12" 1-6" x 12"	REGULATED PANELS WITH SYMBOLS	1	INSTALL TO THE RIGHT OF THE TRAFFIC FLOW. NO. COPIES: 1
2	NO PARKING ANY TIME	NO PARKING ANY TIME	NO PARKING ANY TIME	NO PARKING ANY TIME	NO PARKING ANY TIME	1	INSTALL TO THE RIGHT OF THE TRAFFIC FLOW. NO. COPIES: 1
3	STOP	STOP	STOP	STOP	STOP	1	INSTALL TO THE RIGHT OF THE TRAFFIC FLOW. NO. COPIES: 1

NOTES:  
1. REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.  
2. INSTALLATION OF THIS SIGN IS REQUIRED TO THE RIGHT OF THE TRAFFIC FLOW.  
3. IN A SHORT TRAFFIC CONTROL LOCATION, THE SIGN SHOULD BE PLACED TO THE RIGHT OF THE TRAFFIC FLOW.

LAYOUT CONSTRUCTION NOTES	
1	4" WIDE PAINTED LINER TYPE 1
2	PAINT 4" WIDE LIMS AT 40' ± 7" OC
3	PAINT CHROMALUM PER DETAIL 14.5.0.0
4	PAINTED TIE ANCHOR PER DETAIL 14.5.0.0
5	INSTALL HEAVY DUTY CONCRETE PAINTBLOT PER DETAIL 14.5.0.0
6	ACCESSIBLE PARAPETS SHALL PER DETAIL 14.5.0.0
7	INSTALL TRAFFIC CONTROL SIGN PER DETAIL 14.5.0.0
8	INSTALL VERTICAL PAINTBLOT PAINTBLOT PER DETAIL 14.5.0.0
9	INSTALL PAINTBLOT PAINTBLOT PER DETAIL 14.5.0.0
10	INSTALL CONCRETE CURB/PAVEMENT PER DETAILS 13.5.0.0 + 4.5.0.0
11	INSTALL CONCRETE PAINTBLOT PER DETAIL 14.5.0.0
12	CONCRETE DOORSLAB AT DOORWAY PER DETAIL 14.5.0.0
13	INSTALL ACCESSIBLE RAMP PER DETAILS 14.5.0.0 AND 15.0.0.0
14	INSTALL CONCRETE RAMP PER DETAIL 4.5.0.0
15	ALL FLOORING FOR THE UN-ANCHORED ROOFER SHALL BE BLUE STEEL SHAPING PLATE ALONG A UN-ANCHORED PLATE A DOUBLE LINE SHALL BE INSTALLED ONE BLUE ONE WHITE
16	INSTALL GUARD RAIL PER DETAIL 14.5.0.0
17	INSTALL VERTICAL SIGN
18	INSTALL TRAFFIC SIGN SET IN BOLLARD PER DETAIL 14.5.0.0
19	REINFORCE EXISTING TRAFFIC CONTROL SIGNS
20	SEEDED LANT PER DETAIL 14.5.0.0 (ALL DIMENSIONS ARE)
21	PAINT 1" H. NO PARKING TYPE SHALL BE BLUE

ZONING DATA CHART					
ZONING DISTRICT	TOTAL REQUIRED	FINDINGS DISCOUNT	EX. HISTORIC HOUSE		
GENERAL BUSINESS	NONE	> \$0*	B' (PINE-DIVISION NONCONFORM)		
PARKWAY AND RETAIL	10'	> 10'	30' x 70'-4" x 87'-4" TOTAL		
FRONT YARD setback	10'	> 10'	> 10'		
SIDE YARD setback	10' (0' TOTAL)	> 10'	> 10'		
REAR YARD setback	20'	> 10'	> 10'		
MINIMUM LOT WIDTH	100'	> 100'	10'		
MINIMUM LOT AREA	9,600 SF	> 9,600 SF	33,244.10'		
MINIMUM BUILDING HEIGHT	30' (3 STORIES)	< 30' (3 STORIES)	< 30'		



VILLAGE OF CHESTER APPROVAL BOX

## 1 LAYOUT and PLANTING PLAN

**PARTIAL PLAN - WASTE ENCLOSURE**

SCALE IN FEET

TAY NAD KUNIPFO 407 6 8 9 0 1 2 3 4 5 6 7 8 9









**Property Owner:**  
 Castle Hudson Bank  
 441 Route 211 East  
 Middletown, NY 10941

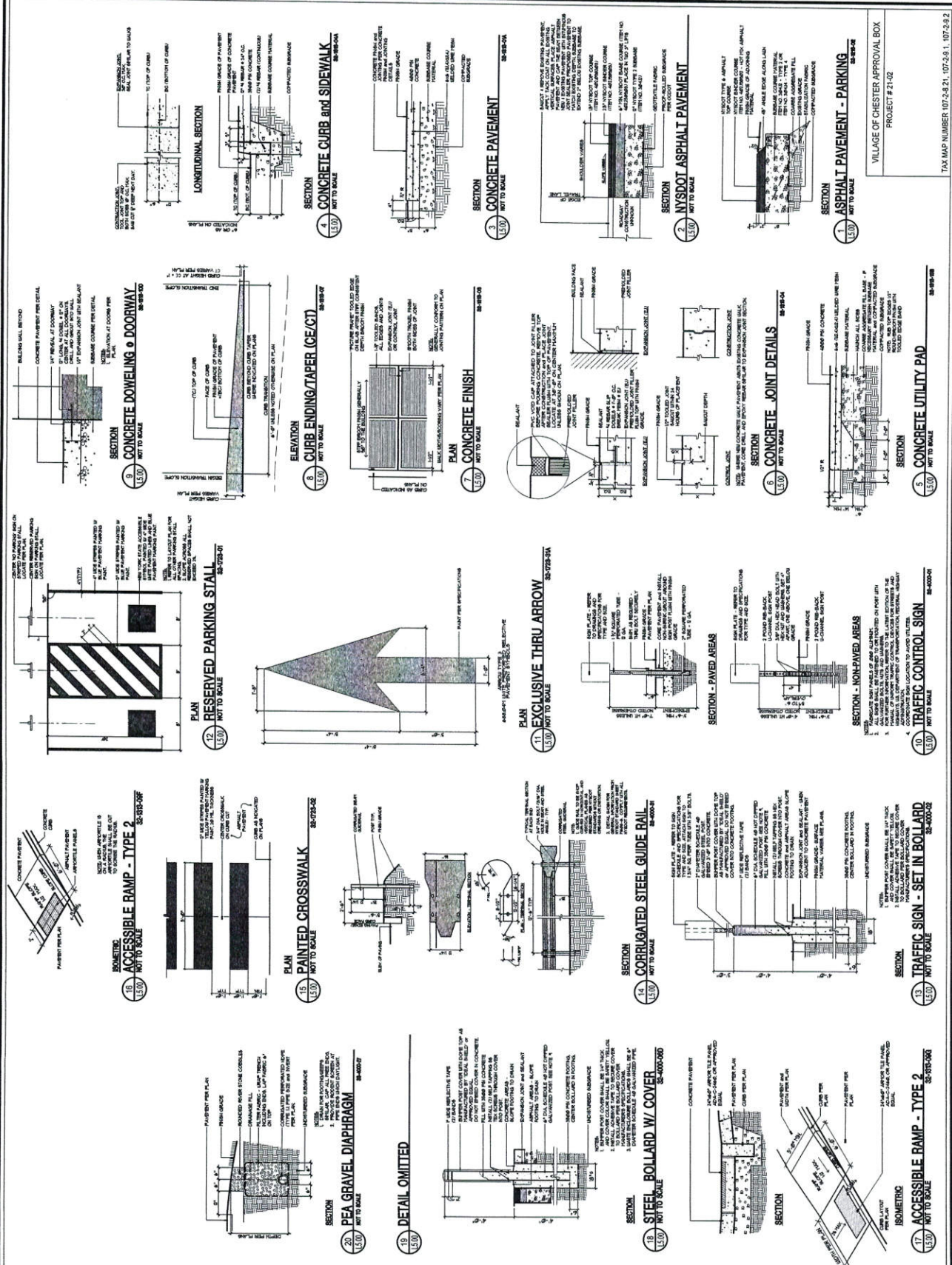
**Applicant:**  
 Castle Hudson Bank  
 441 Route 211 East  
 Middletown, NY 10941

# ADVANCE AUTO PARTS BROOKSIDE AVE, VILLAGE OF CHESTER, NY

REVISIONS	DATE	BY	APP'D
1. MANUFACTURING	4-15-21		
2. MANUFACTURING	4-15-21		
3. MANUFACTURING	4-15-21		
4. MANUFACTURING	4-15-21		

DETAILS

**L5.00**



TAX MAP NUMBER 107-2-8-21, 107-2-8-1, 107-2-8-2

VILLAGE OF CHESTER APPROVAL BOX  
 PROJECT # 21-02





**PROPOSED OWNER:**  
Chester Hudson Bank  
643 Route 211 East  
Middletown, NJ 07941  
**APPLICANT:**  
Brookside Avenue  
Developments, LLC  
E. Springfield, NJ 07081

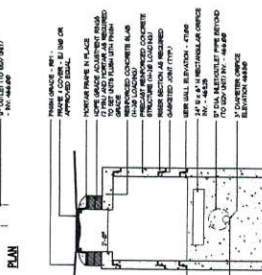
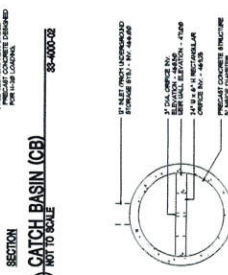
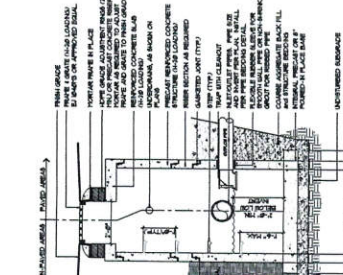
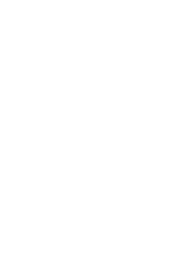
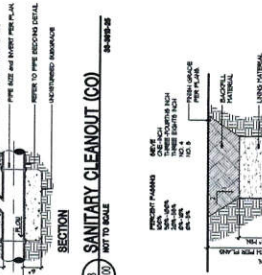
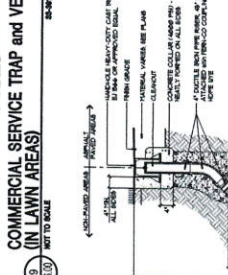
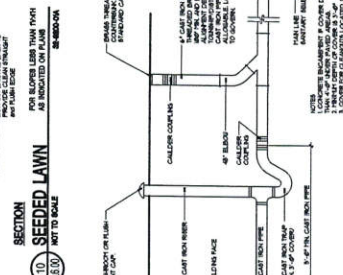
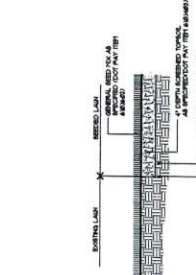
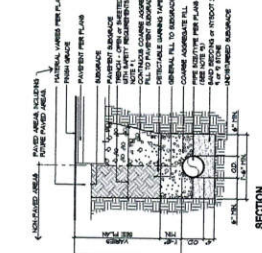
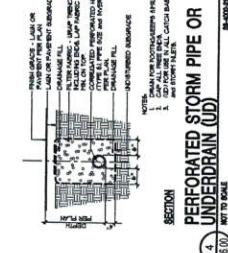
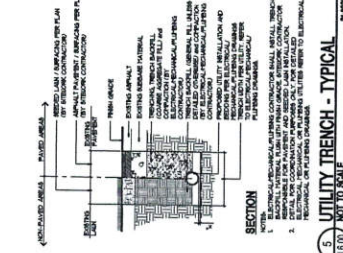
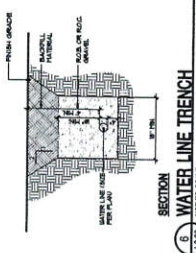
# ADVANCE AUTO PARTS BROOKSIDE AVE. VILLAGE OF CHESTER, NJ

REVISIONS	DATE	BY	CHKD BY
1. PRELIMINARY DESIGN	4-11-21	REPLINGER	REPLINGER
2. PRELIMINARY DESIGN	4-22-21	REPLINGER	REPLINGER
3. PRELIMINARY DESIGN	5-11-21	REPLINGER	REPLINGER

Drawn By: **REPLINGER**  
Checked By: **REPLINGER**  
Scale: **AS SHOWN**  
Date: **FEBRUARY 11, 2021**  
Sheet: **11**

**DETAILS**

**L6.00**





# **ADVANCE AUTO PARTS** **BROOKSIDE AVE, VILLAGE OF CHESTER, NY**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	4-15-21	PRELIMINARY
2	4-15-21	MANUAL REVIEW
3	4-15-21	MANUAL REVIEW
4	4-15-21	MANUAL REVIEW

**PROJECT INFORMATION**

PROJECT NO.	107-248-21
DATE	12/24/2021
SCALE	AS NOTED

**L7.00**

**Note**  
 1. FIXTURE TYPES - PL, WW, WW2 & WW3 ARE CLASSIFIED IES FULL CUTOFF

2. FIXTURE TYPE - PL HAS AN INTEGRAL HOUSE-SIDE SHIELD

3. FIXTURE TYPES - W, WW2, WW3 ARE MOUNTED AT 10'-6" AFG

4. FIXTURE TYPE - PL IS MOUNTED @ 15' AFG

5. THE VALUES SHOWN ARE MAINTAINED FOOTCANDLES MEASURED AT GRADE AND ARE VALID ONLY FOR THE MFG'S CATALOG NUMBERS SHOWN IN THIS FIXTURE SCHEDULE

6. FINAL FIXTURE LOCATIONS SHALL BE DETERMINED BY THE ARCHITECTURAL BUILDING AND CIVIL SITE PLANS AND COORDINATED WITH LOCAL LIGHTING ORDINANCE AND UTILITY EASEMENTS

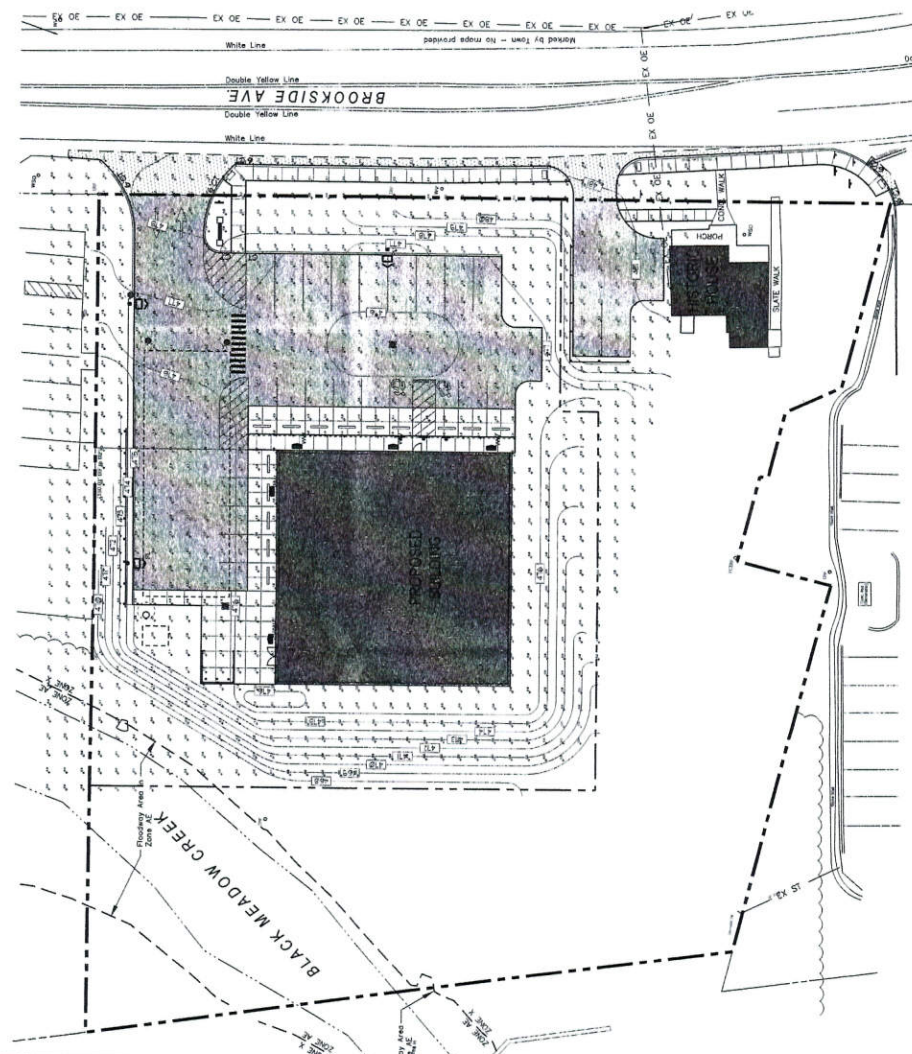
7. THESE PHOTOMETRIC CALCULATIONS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS

**D-Series Star 1 LED Area Luminaire**

Fixture Type	Beam Angle	Footcandle @ 10' AFG	Footcandle @ 15' AFG	Footcandle @ 20' AFG
PL	120°	1.0	0.44	0.25
WW	120°	1.0	0.44	0.25
WW2	120°	1.0	0.44	0.25
WW3	120°	1.0	0.44	0.25

**Fixture Schedule**

Symbol	Fixture Type	Quantity	Manufacturer	Model Number	Beam Angle	Footcandle @ 10' AFG	Footcandle @ 15' AFG	Footcandle @ 20' AFG
PL	PL	1	Star 1	Star 1 PL	120°	1.0	0.44	0.25
WW	WW	1	Star 1	Star 1 WW	120°	1.0	0.44	0.25
WW2	WW2	1	Star 1	Star 1 WW2	120°	1.0	0.44	0.25
WW3	WW3	1	Star 1	Star 1 WW3	120°	1.0	0.44	0.25



**LIGHTING PLAN**

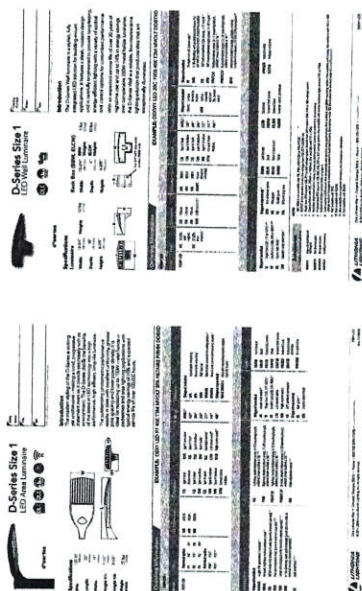
**VILLAGE OF CHESTER APPROVAL BOX**  
 PROJECT # 21-02

TAX MAP NUMBER 107-248-21, 107-248-1, 107-248-2



### Note

1. FIXTURE TYPES - PL, WW, WW2 & WW3 ARE CLASSIFIED IES FULL CUTOFF
2. FIXTURE TYPE - PL HAS AN INTEGRAL HOUSE-SIDE SHIELD
3. FIXTURE TYPES - W, WW2, WW3 ARE MOUNTED AT 10-6" AFG
4. FIXTURE TYPE -PL IS MOUNTED @ 15" AFG
5. THE VALUES SHOWN ARE MAINTAINED FOOT-CANDLES MEASURED AT GRADE AND ARE VALID ONLY FOR THE MFG'S CATALOG NUMBERS SHOWN IN THIS FIXTURE SCHEDULE
6. FINAL FIXTURE LOCATIONS SHALL BE DETERMINED BY THE ARCHITECTURAL BUILDING AND CIVIL SITE PLANS AND COORDINATED WITH LOCAL LIGHTING ORDINANCE AND UTILITY EASEMENTS
7. THESE PHOTOMETRIC CALCULATIONS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS



Schedule	Material	Grade	Qty	Manufacturer	Grade	Remarks	Comments	Weight (kg)	Volume (m <sup>3</sup> )	Unit Price (₹)	Total Cost (₹)	Remarks
PL	PL	1	1	Udhana	Udhana	Udhana	Udhana	1	1	1.24	1.24	100%
WW	WW	1	Udhana	Udhana	Udhana	Udhana	Udhana	1	1	0.15	0.15	100%
WW2	WW2	0	Udhana	Udhana	Udhana	Udhana	Udhana	1	1	0.15	0.15	100%

VILLAGE OF CHESTER PLANNING BOARD  
Present JUL 27 2021  
at Meeting

1 of 1





26 October 2021

Orange County DPW  
PO Box 509  
Goshen, NY 10924

**ATTENTION:** ERIK DENEGA, P.E., P.M.P. – COMMISSIONER OF PUBLIC WORKS

**SUBJECT:** VILLAGE OF CHESTER - ADVANCE AUTO SITE PLAN (PB# 21-02) MOODNA SEWER ALLOCATION

Dear Commissioner Denega,

The Planning Board, at their meeting of the 27 July 2021 Planning Board meeting voted in favor of the undersigned preparing and forwarding this Memo to your attention.

The Village of Chester Planning Board is currently reviewing a proposed Advanced Auto Parts store site plan to be built on 93, 95 & 97 Brookside Avenue in the Village. At this time, the existing office building at 95 Brookside Avenue will be razed and the subject building will be placed approximately in its location. Further, the existing commercial office space/accessory apartment above will be dedicated to the Village for their use.

At this time, the Village Planning Board is in favor of the reuse of the existing sewer for the proposed site plan pursuant to the following calculations:

**Existing Sewer Use Conditions**

93 Brookside Avenue

1<sup>st</sup> floor commercial use:  $1,260 \text{ SQ FT} \times .1/\text{GPD per square foot} = 126 \text{ GPD Existing (2)}$

bedroom apartment:  $(2) \text{ bedrooms} \times 110/\text{GPB} = 220 \text{ GPD}$

95 Brookside Avenue

Existing commercial space:  $196 \text{ SQ FT} \times .1/\text{GPD per square foot} = 219.6 \text{ GPD}$

**Grand Total of Existing Conditions = 565.6 GPD**

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

**Proposed Use**

Proposed Advance Auto Store

10 Employees per day maximum \* 15/GPD per employee = 150 GPD Proposed

Use of Historic Structure

N/A

As shown above, the proposed sewer use will be significantly less than the existing sewer use, and therefore the Village of Chester Planning Board is in favor of approving the swap/reduction of sewer use for the proposed project.

Should you have any questions or require additional information do not hesitate to contact this office.

Respectfully submitted,

**MHE Engineering, D.P.C.**



Shawn E. Arnott, P.E.  
Senior Engineer

SEA/dns

Cc: John T. Bell, Mayor  
Richard Ramsdel, Planning Board Chairman  
John Orr, Building Inspector



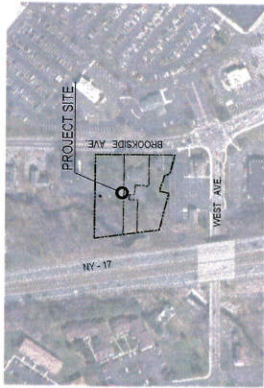
2021  
ADVANCE AUTO PARTS  
BROOKSIDE AVENUE, CHESTER, NY 10918  
VILLAGE OF CHESTER, ORANGE COUNTY, NY

LIST OF DRAWINGS

- L0.00 TITLE SHEET
- L1.00 SITE PREPARATION PLAN
- L2.00 GRADING DRAINAGE & UTILITIES PLAN
- L3.00 LAYOUT and PLANTING PLAN
- L4.00 EROSION & SEDIMENT CONTROL PLAN
- L5.00 DETAILS
- L6.00 DETAILS
- L6.10 DETAILS
- L7.00 LIGHTING PLAN
- L8.00 PRELIMINARY SUBDIVISION PLAN

ZONING DATA CHART

ZONING (B-2)	MINIMUM BUILDING	TOTAL REQUIRED	PROPOSED DEVELOPMENT	EX. (PREVIOUS ISSUE)
FRONT YARD SETBACK	10'	10' (10' TOTAL)	10'	10' (PREVIOUS MONITORING)
REAR YARD SETBACK	10'	10'	10'	10'
MINIMUM LOT WIDTH	100'	100'	100'	100'
MINIMUM LOT AREA	10,000 SF	10,000 SF	10,000 SF	10,000 SF
MINIMUM BUILDING HEIGHT	25' (3 STORIES)	25' (3 STORIES)	25' (3 STORIES)	25' (3 STORIES)



LOCATION PLAN  
NOT TO SCALE

**KEPLINGER FREEMAN ASSOCIATES**  
ARCHITECTS  
1000 ROUTE 17  
SUITE 100  
CHESTER, NY 10918  
PHONE: (845) 638-2000 FAX: (845) 638-2001  
WWW.KFAA.COM



**KEPLINGER FREEMAN ASSOCIATES**  
ARCHITECTS  
1000 ROUTE 17  
SUITE 100  
CHESTER, NY 10918  
PHONE: (845) 638-2000 FAX: (845) 638-2001  
WWW.KFAA.COM

ADVANCE AUTO PARTS  
BROOKSIDE AVE, VILLAGE OF CHESTER, NY

REVISIONS

1.	INITIAL DESIGN	10/1/21
2.	REVISIONS	10/1/21
3.	REVISIONS	10/1/21
4.	REVISIONS	10/1/21
5.	REVISIONS	10/1/21
6.	REVISIONS	10/1/21

DATE BY

DATE	BY	DATE	BY
10/1/21	KEP	10/1/21	KEP
10/1/21	KEP	10/1/21	KEP
10/1/21	KEP	10/1/21	KEP
10/1/21	KEP	10/1/21	KEP

VILLAGE OF CHESTER APPROVAL BOX  
PROJECT # 21-02  
TAX MAP NUMBER: 107-2-3-21, 107-2-3-1, 107-2-3-2

L0.00

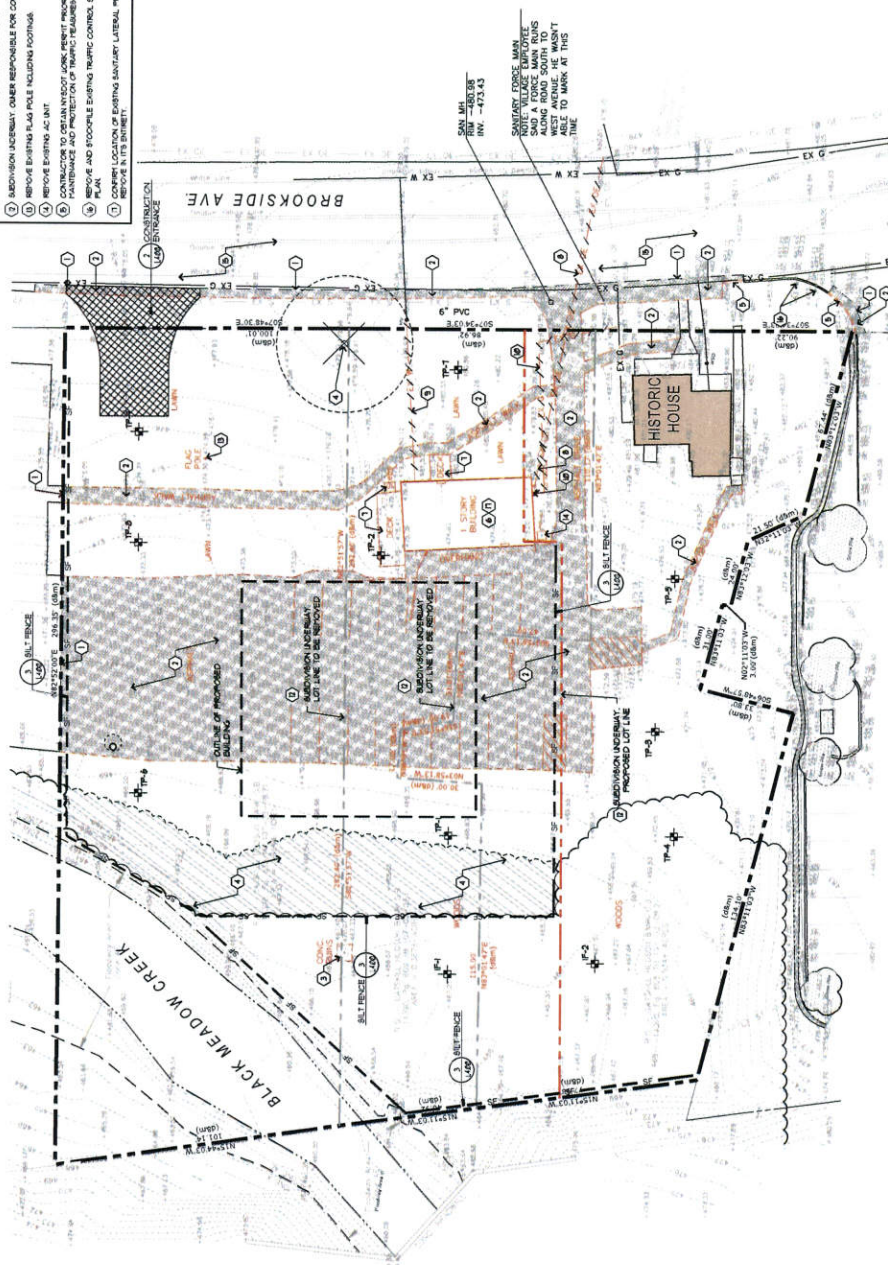
## SITE PREPARATION NOTES

- [illegible]

## GENERAL NOTES

- [illegible]

### LEGEND

[illegible]

## 1 SITE PREPARATION PLAN

PROJECT # 21-02

TAX MAP NUMBER 107-2-8.21, 107-2-9.1, 107-2-9.2

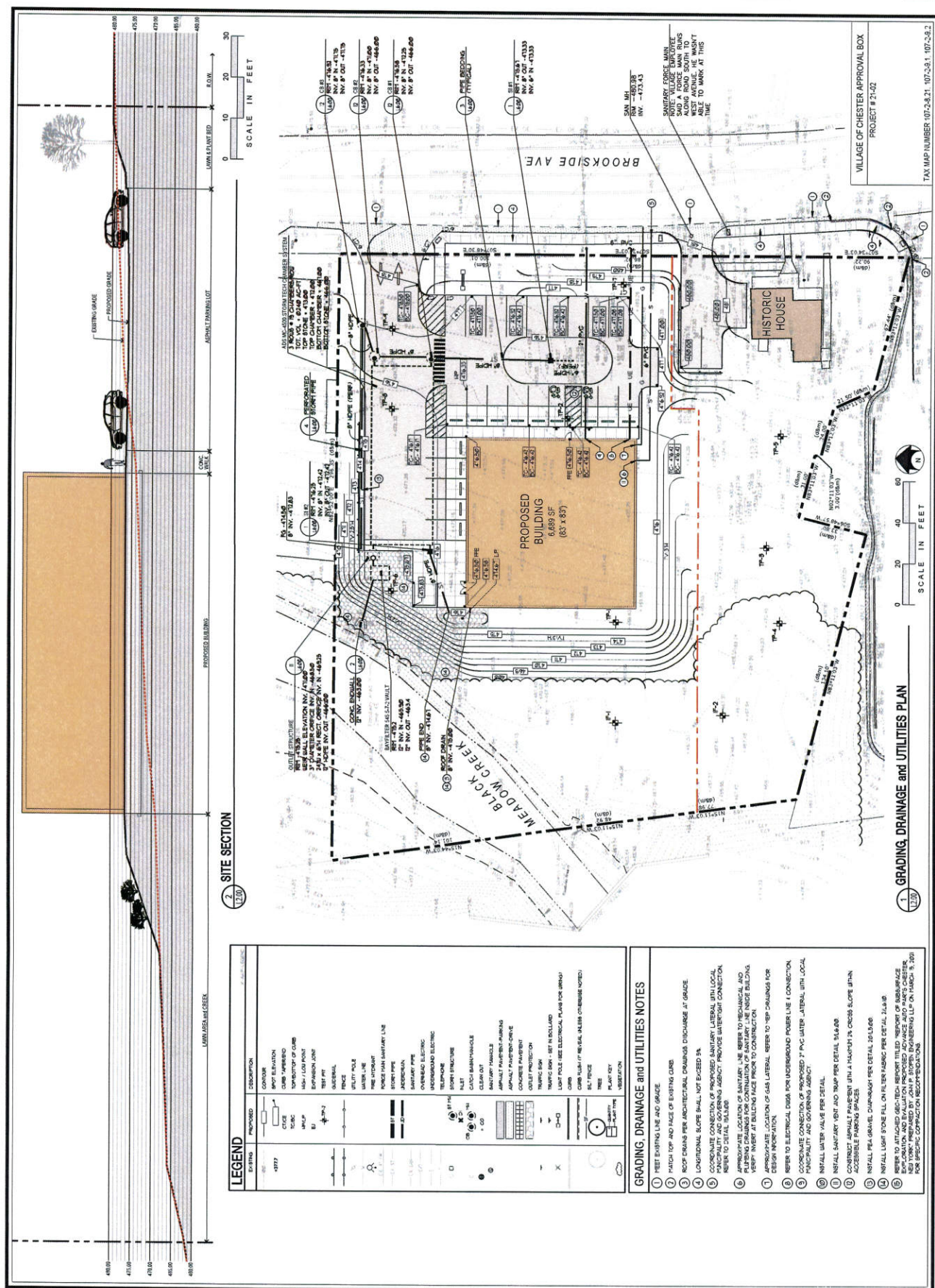


REVIEWS		By	NPL
MUNICIPAL REVIEW	4-15-21		
MUNICIPAL REVIEW	4-20-21	SLF	
MUNICIPAL REVIEW	6-01-21		40101
MUNICIPAL REVIEW	7-22-21		
MUNICIPAL REVIEW	9-23-21		
MUNICIPAL REVIEW	10-12-21		

FEBRUARY 15, 2021  
AS NOTED

## GRADING, DRAINAGE and UTILITIES PLAN

2.00



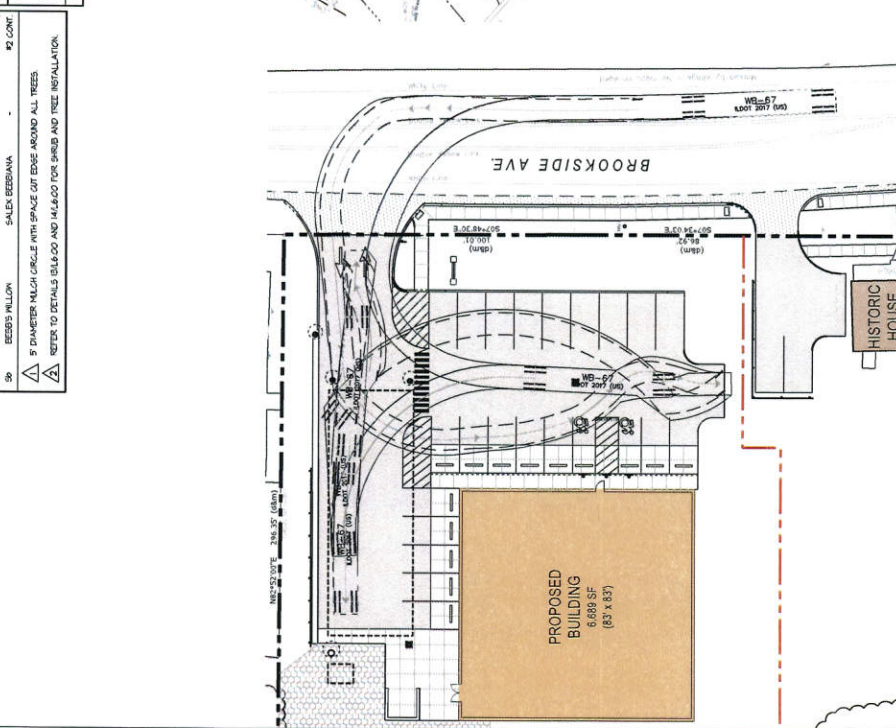
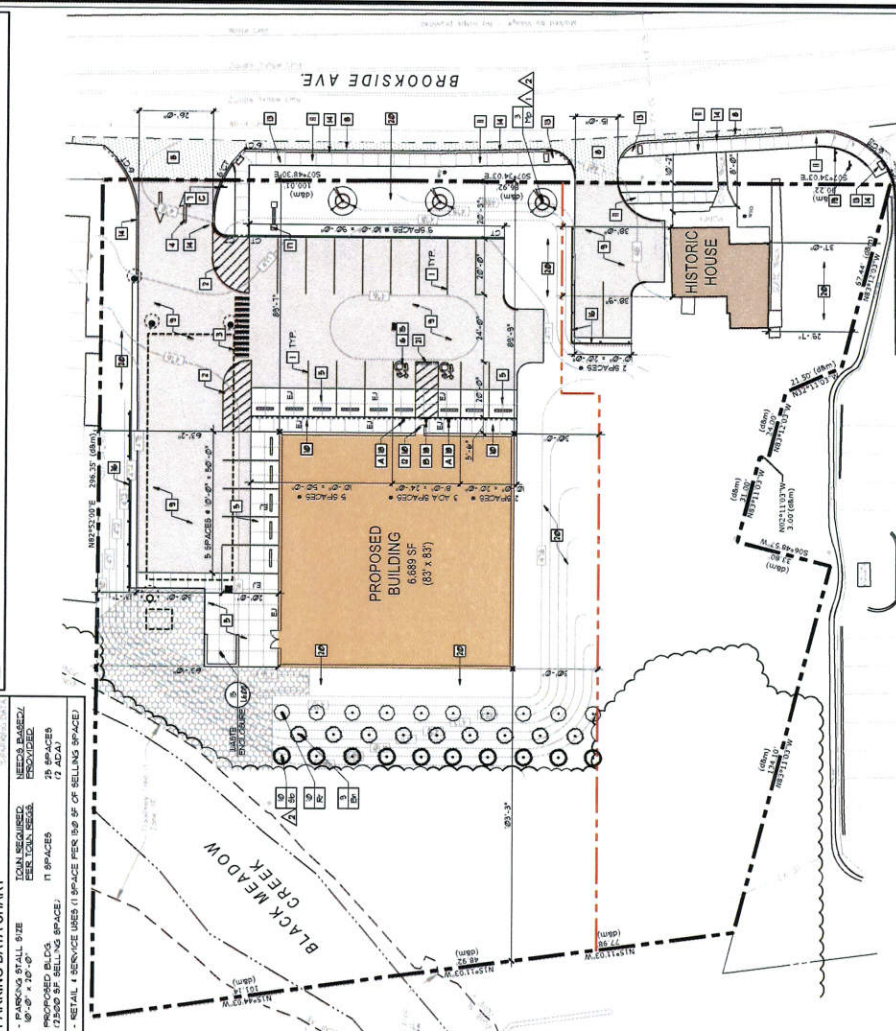


LAYOUT CONSTRUCTION NOTES	
1	4" US#10 PATTERN LINES (TYP.)
2	PANT 4" JOSE LINES AT 48" ± 2" OC.
3	PAINTED CHROMIUM PLATE DETAIL 13,630.0
4	PAINTED TIE ANCHOR PER DETAIL 13,630.0
5	US#14 HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 13,630.0
6	ACCESSIBLE PAVEMENT SHALL PER DETAIL 13,630.0
7	PAINTED TRAFFIC CONTROL SIGN PER DETAIL 13,630.0
8	US#14 "1500T" ASPHALT PAVEMENT PER DETAIL 23,600.0
9	US#14 ASPHALT PAVEMENT - PAVEMENT PER DETAIL 13,630.0
10	INTERNAL CONCRETE CURB PAVEMENT PER DETAIL 13,630.0 + 43,630.0
11	US#14 CONCRETE PAVEMENT PER DETAIL 33,630.0
12	CONCRETE DOORING AT DOORWAY PER DETAIL 13,630.0
13	US#14 ACCESSIBLE RAMP PER DETAILS 13,630.0 AND 13,630.0
14	US#14 CONCRETE CURB PER DETAIL 43,630.0
15	ALL IMPROVING FOR THE UNIMPROVED SPACES SHALL BE BLUE LAMIN. STANDARD SPACE ADJOINING A UNIMPROVED SPACE, A DOUBLE LINE SHOULD BE INSTALLED ONE BLUE ONE WHITE
16	US#14 GUARD RAIL PER DETAIL 43,630.0
17	US#14 MOUNTAIN SIGN PER DETAIL 13,630.0
18	US#14 TRAFFIC SIGN SET IN ENCLAMP PER DETAIL 13,630.0
19	REINFORCED EXISTING TRAFFIC CONTROL SIGNS
20	SEEDING US#14 DETAIL 13,630.0 (ALL DISTURBED AREAS)
21	PANT HIT "NO PARKING" TEXT. TEXT SHALL BE BLUE

[illegible][illegible]

**ZONING DATA CHART**

20186 (12-2)
GENERAL BUSINESS
FRONT YARD SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK
MINIMUM LOT WIDTH
MINIMUM LOT AREA
MAXIMUM BUILDING HEIGHT



## 1 LAYOUT and PLANTING PLAN

## 2 TRUCK NAVIGATION

OF CHESTER APPROVAL BOX  
PROJECT # 21-02

[illegible]

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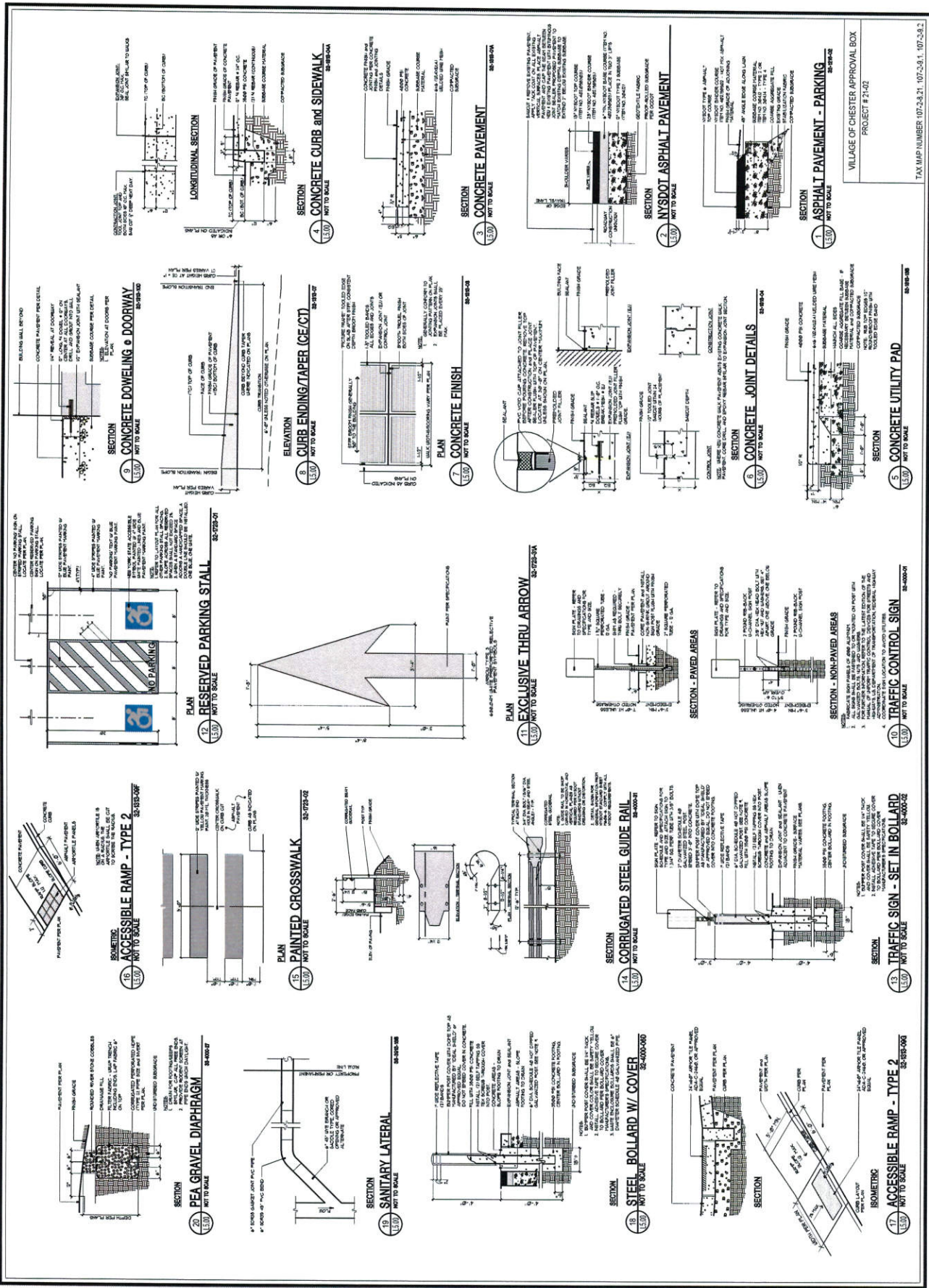
1

11













Property Owner:  
443 Route 211 East  
Middletown, NY 10941  
Applicant:  
Brookside Avenue  
Development, LLC  
4296 Hwy Road  
Syracuse, NY 13217

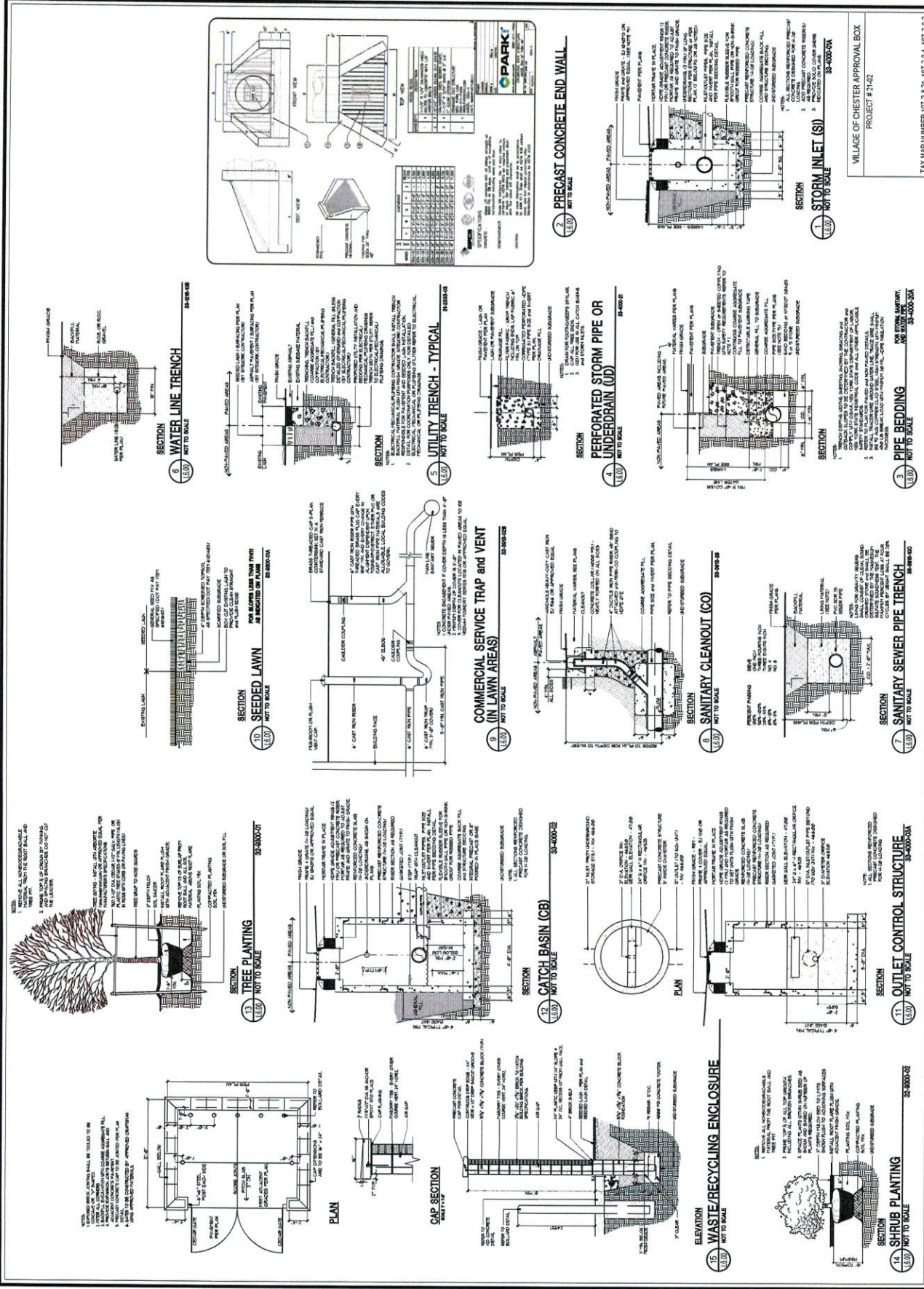
# ADVANCE AUTO PARTS

BROOKSIDE AVE, VILLAGE OF CHESTER, NY

REVISIONS	DATE	BY	CHKD	APP'D
1. INITIAL REVIEW	10/25/17	AK		
2. PRELIMINARY REVIEW	10/25/17	AK		
3. PRELIMINARY REVIEW	10/25/17	AK		
4. PRELIMINARY REVIEW	10/25/17	AK		
5. PRELIMINARY REVIEW	10/25/17	AK		
6. PRELIMINARY REVIEW	10/25/17	AK		
7. PRELIMINARY REVIEW	10/25/17	AK		
8. PRELIMINARY REVIEW	10/25/17	AK		
9. PRELIMINARY REVIEW	10/25/17	AK		
10. PRELIMINARY REVIEW	10/25/17	AK		
11. PRELIMINARY REVIEW	10/25/17	AK		
12. PRELIMINARY REVIEW	10/25/17	AK		
13. PRELIMINARY REVIEW	10/25/17	AK		
14. PRELIMINARY REVIEW	10/25/17	AK		
15. PRELIMINARY REVIEW	10/25/17	AK		
16. PRELIMINARY REVIEW	10/25/17	AK		
17. PRELIMINARY REVIEW	10/25/17	AK		
18. PRELIMINARY REVIEW	10/25/17	AK		
19. PRELIMINARY REVIEW	10/25/17	AK		
20. PRELIMINARY REVIEW	10/25/17	AK		

DETAILS

**L6.00**



TAX MAP NUMBER 107-243.21 107-243.1 107-243.2

VILLAGE OF CHESTER APPROVAL BOX  
PROJECT # 2142



Property Owner:  
Chester Village LLC  
443 Route 211 East  
Middletown, NY 10941

Architect:  
Kevin Freeman Associates, LLC  
Development, LLC  
6290 Fly Road  
E. Syracuse, NY 13057

# ADVANCE AUTO PARTS

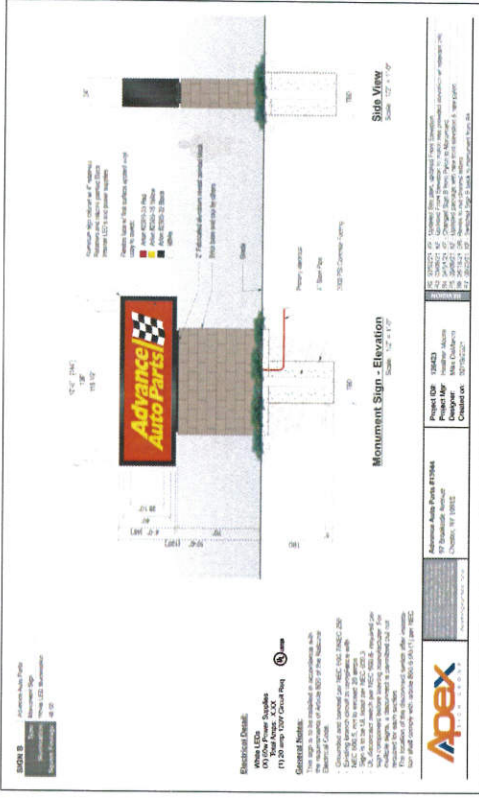
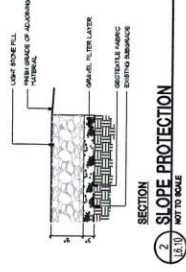
BROOKSIDE AVE, VILLAGE OF CHESTER, NY

REVISIONS	
1	INITIALS
2	DATE
3	DESCRIPTION
4	APPROVAL
5	REVISION
6	REVISION
7	REVISION

Drawn By:	KEVIN FREEMAN
Checked By:	KEVIN FREEMAN
Date:	FEBRUARY 13, 2012
Scale:	AS NOTED

DETAILS

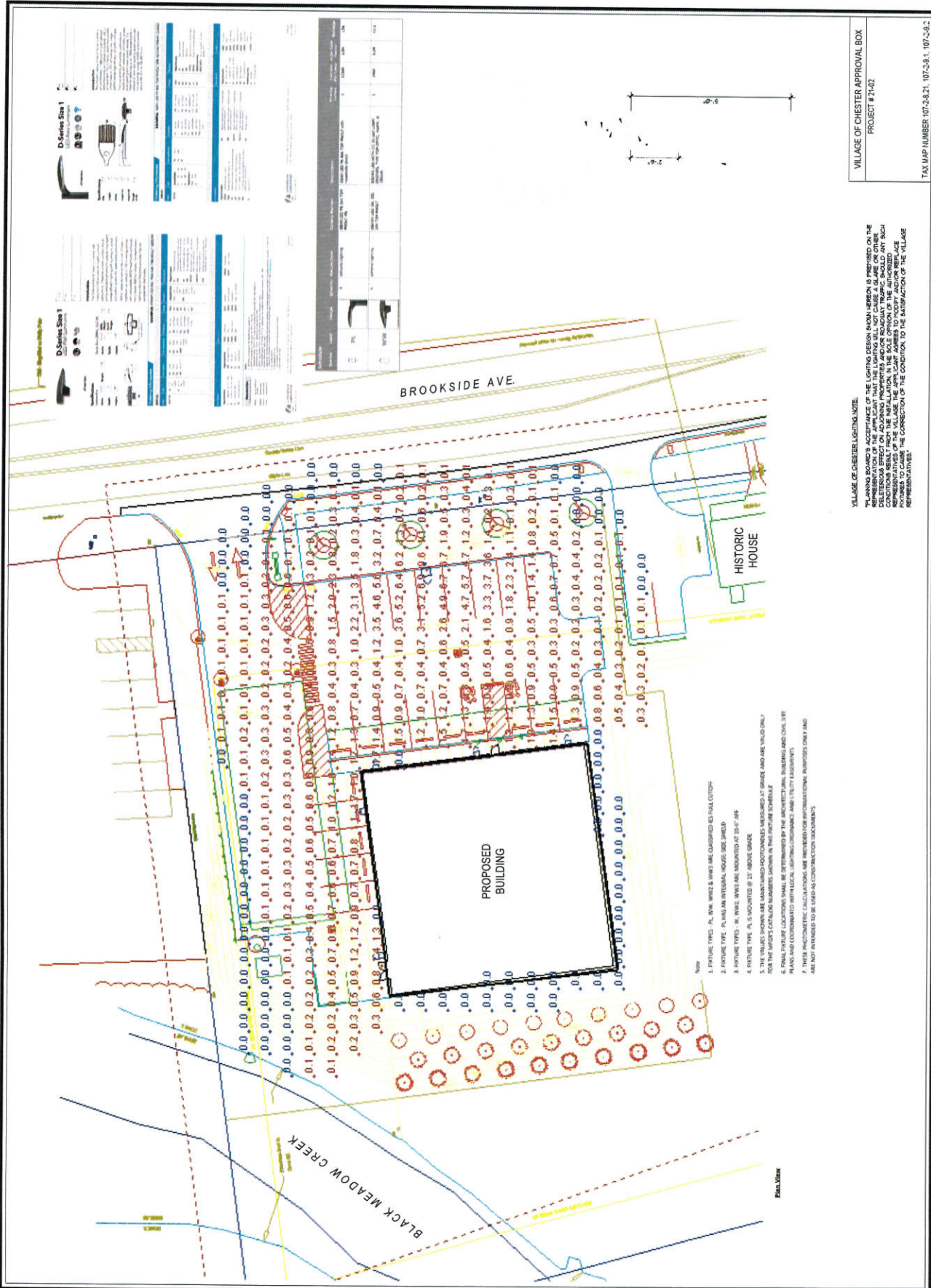
**L6.10**



**1 MONUMENT SIGN**

VILLAGE OF CHESTER APPROVAL BOX  
PROJECT #72102  
TAX MAP NUMBER: 107-24.21, 107-24.1, 107-24.2







**Property Owner**  
 443 Route 211 East  
 Middletown, NY 10941  
**Architect**  
 Development, LLC  
 10240 Hwy Road  
 Syracuse, NY 13207

**ADVANCE AUTO PARTS**  
 BROOKSIDE AVE. VILLAGE OF CHESTER, NY

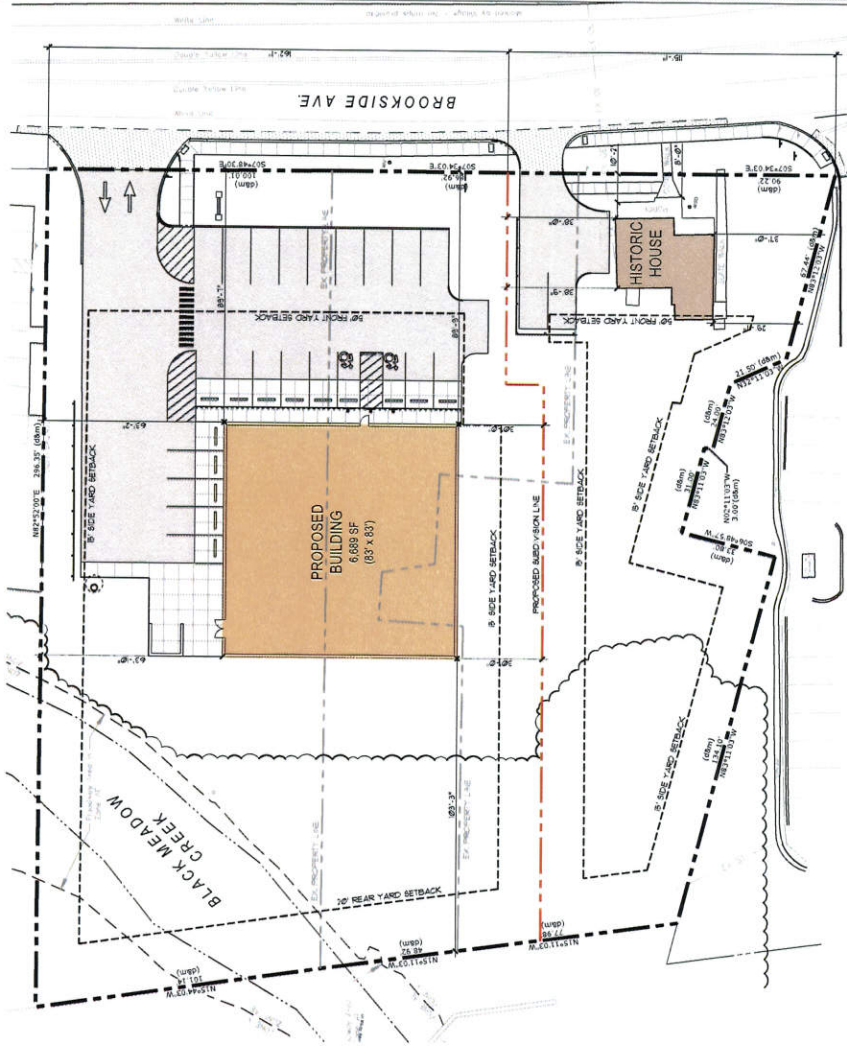
REVISIONS	
1	MANUAL REVIEW 10-21-21
2	MANUAL REVIEW 10-21-21
3	MANUAL REVIEW 10-21-21
4	MANUAL REVIEW 10-21-21
5	MANUAL REVIEW 10-21-21
6	MANUAL REVIEW 10-21-21
7	MANUAL REVIEW 10-21-21
8	MANUAL REVIEW 10-21-21
9	MANUAL REVIEW 10-21-21
10	MANUAL REVIEW 10-21-21

**PRELIMINARY SUBDIVISION PLAN**  
 PROJECT # 71-02

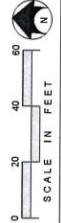
**L8.00**

ZONING DATA CHART	
<b>ZONING (R-2)</b>	<b>PROPOSED DEVELOPMENT</b>
<b>GENERAL BUSINESS</b>	<b>50'</b>
<b>FRONT YARD SETBACK</b>	<b>5' (50' TOTAL)</b>
<b>REAR YARD SETBACK</b>	<b>5' (50' TOTAL)</b>
<b>REAR YARD SETBACK</b>	<b>5' (50' TOTAL)</b>
<b>MINIMUM LOT WIDTH</b>	<b>100'</b>
<b>MINIMUM LOT AREA</b>	<b>10,000 SF</b>
<b>MINIMUM BUILDING HEIGHT</b>	<b>25' (1 STORY)</b>
<b>MAXIMUM BUILDING HEIGHT</b>	<b>35' (1 STORY)</b>
<b>MAXIMUM BUILDING AREA</b>	<b>10,000 SF</b>
<b>MAXIMUM BUILDING VOLUME</b>	<b>10,000 SF</b>

FINAL SUBDIVISION PLAN SHALL BE COMPLETED BY LICENSED SURVEYOR



VILLAGE OF CHESTER APPROVAL BOX  
 PROJECT # 71-02



**1. PRELIMINARY SUBDIVISION PLAN**

TAX MAP NUMBER 107-2-8.21, 107-2-8.1, 107-2-8.2





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

**PROJECT NAME:** ADVANCE AUTO SUBDIVISION  
**PROJECT LOCATION:** 93, 95 & 97 BROOKSIDE AVENUE  
SECTION 107 – BLOCK 02 – LOTS 08.21, 09.01 & 09.02  
**PROJECT NUMBER:** 21-06  
**DATE:** 26 OCTOBER 2021  
**CONSULTANT:** CT MALE ASSOCIATES  
**PLAN DATE:** 29 SEPTEMBER 2021  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONSOLIDATION OF THE EXISTING THREE LOTS AND SUBDIVISION OF THE PROPOSED COMBINED LOT INTO TWO LOTS FOR THE SITE OF THE PROPOSED ADVANCED AUTO AS WELL AS THE EXISTING HISTORIC STRUCTURE SITE.

1. The application has been discussed with regards to the proposed site plan, also currently before this Board. The applicant has obliged to include a separate subdivision application for the proposed lot line reconfigurations.
2. Required dimensions appear for the zone and uses on the Zoning Bulk Table. The Board's Attorney should confirm the pre-existing non-conforming front yard setback of the existing building.
3. The applicant has revised the lot line reconfiguration as discussed at the last meeting.
4. The applicant has indicated a note which states "Lot 2 is intended to be offered for dedication to the Village of Chester".
5. The project is within a 500-foot distance from Route 17M and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
6. The Planning Board should consider authorizing the mandatory Public Hearing for this subdivision.
7. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process assuming there are no other involved agencies. The applicant should submit eight (8) sets of drawings (folded) and the environmental form for this purpose.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in black ink, appearing to read 'Shawn E. Arnott', written over a horizontal line.

Shawn E. Arnott, P.E.

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

**VILLAGE OF CHESTER**  
**BUILDING DEPARTMENT**

47 Main Street  
Chester, New York 10918

845-469-2388  
Fax: 845-469-5999

E-Mail: [building@villageofchesterny.com](mailto:building@villageofchesterny.com)

September 17, 2021

**Zoning Determination Report 92 Main Street Village of Chester SBL 111-2-28.1**

The property listed above is zoned RS (Residential Single Family)

Uses permitted by right for this property are limited to Single-Family Dwellings. All other uses require approval from the Village of Chester Planning Board.

The property is located on the western side of Main Street across from the intersection of Elm Street.

The property was granted a "Use Variance" from the Village of Chester Zoning Board of Appeals on June 18, 1981, for the use of the first floor as a "Funeral Home" and the use of the second floor as an apartment.

In review of the Village of Chester Code – Schedule of District Regulations, the use "funeral home" is not listed as a use.

It is my determination that the property listed above may be used as a law office for the following reasons:

- 1- The use "funeral home" is consistent with the use "professional services".
- 2- The property is in an area subject to a "special use permit" under the Village of Chester Code – Schedule of District Regulations for an RS zone, Column 4 – Special Permitted Uses Subject to Authorization and Site Plan Approval by the Planning Board, Special Permitted Use #9:

***"A professional office, limited to the conversion of an existing single-family or two-family dwelling with frontage and access on that portion of Route 94 from the intersection of Elm Street and Main Street through the end of Academy Avenue."***

If you have any questions or need additional information, please contact my office.

Respectfully,



John Orr  
Building Official  
Village of Chester





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

**PROJECT NAME:** SOBO & SOBO SITE PLAN & SPECIAL USE PERMIT  
**PROJECT LOCATION:** 92 MAIN STREET  
SECTION 111 – BLOCK 01 – LOTS 28.1  
**PROJECT NUMBER:** 21-05  
**DATE:** 26 OCTOBER 2021  
**CONSULTANT:** JIM DILLIN, PLS  
**PLAN DATE:** 12 OCTOBER 2021  
**DESCRIPTION:** THE APPLICATION PROPOSES THE RE-USE OF THE FORMER FUNERAL HOME (CURRENTLY OWNED BY THE VILLAGE) FOR USE AS AN ATTORNEY'S OFFICE. THE PLAN IS BEFORE THE BOARD FOR ITS INITIAL APPEARANCE THIS EVENING.

1. The application proposes the change in use of the former funeral home as use as an Attorney's office. The use is a Special Permitted Use #9 in the RS District. The use is allowed with the following requirement "..... with frontage and access on that portion of Route 94 from the intersection of Elm Street and Main Street to the end of Academy Avenue". It is our understanding that the Code Enforcement Officer has issued a memo stating that with his determination that the use is acceptable. Said memo should be included in the Planning Board file.
2. The required dimensions indicated in the Bulk Table appear to be correct for the proposed zone and use. The Bulk Table indicates pre-existing non-conforming dimensions which should be confirmed by the Planning Board Attorney.
3. The project address should be included on the plans.
4. Access to the site is via an easement on the neighboring parcel (Presbyterian Church), which benefits the applicant. The driveway easement is noted on the plans, however the metes and bounds of said easement should be noted.
5. The applicant has provided a parking calculation. It appears that there is a surplus of one parking space for the site.
6. Based on a review of the plans, at this time the only indicated improvement is the proposed dumpster enclosure. A detail for said enclosure should be included on the plans.
7. At the Work Session in September, the applicant noted that some exterior ADA modifications may be necessary for the Building. The applicant should update the Board on said improvements.
8. The applicant's representative has included details for the handicap parking stall, signs and parking bumpers. Said improvements should be indicated on the plans.

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

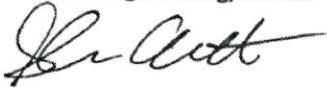
**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

9. The approval box should be updated to include the Village Project Number (21-05).
10. This project is within a 500-foot distance from Route 94 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
11. The Board should consider scheduling the Public Hearing as required by Section 98-25B of the Village Zoning Code.
12. The Board should determine this a change in use/proposed Commercial improvements < 4,000 Square feet

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in black ink, appearing to read "Shawn E. Arnott", written over the printed name.

Shawn E. Arnott, P.E.

SEA/kbw





VILLAGE OF CHESTER  
PLANNING BOARD  
REVIEW COMMENTS

**PROJECT NAME:** CASTLE SITE PLAN AMENDMENT (v.18) AND SPECIAL PERMIT  
(Parking Modifications)  
**PROJECT LOCATION:** NYS ROUTE 17M  
SECTION 107– BLOCK 2– LOT 15 & 5.2  
**PROJECT NUMBER:** 19-08  
**DATE:** 26 OCTOBER 2021  
**CONSULTANT:** JAMES A. DILLIN, PLS  
**PLAN DATE:** 12 OCTOBER 2021 (2 DRAWINGS)  
**DESCRIPTION:** THE APPLICATION PROPOSES THE REVISED LAYOUT OF THE PREVIOUSLY APPROVED (APPLICATION #16-08) TWO STORY ADDITION TO THE RECREATION CENTER BUILDING. THE TOTAL SQUARE FOOTAGE OF THE BUILDING WILL REMAIN THE SAME, HOWEVER, THE CONFIGURATION OF SAID BUILDING WILL BE REVISED. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 17 DECEMBER 2019\*\* AND 28 JANUARY 2020 PLANNING BOARD MEETINGS.

\*\* DENOTES MEETING CANCELLED

1. The properties are located in the B-2 Zoning Districts of the Village. This application proposes a Site Plan Amendment to modify the existing approval of the two story addition. Our office provide the following:
  - The proposed improvements noted in the "Amended Site Plan Changes" box indicates previously approved improvements.
  - The applicant has included two Bulk Tables for the application. The required dimensions are noted, however the proposed are not. Further, the applicant should revise to only include one Bulk Table.
  - The applicant should opine if any improvements are proposed within the Town of Chester (existing improvements in the Town of Chester are included on Sheet 2).
  - The plan should include a note stating the following: *"this Site Plan Amendment authorizes the reconfiguration of the proposed two story addition to the recreational center building, as well as the minor modifications to the existing parking lot, as depicted hereon. All other site plan requirements from prior applications remain in full force and effect. Refer to prior Site Plan Approvals for all requirements and restrictions."*
  - The proposed addition appears to span the Black Meadow Creek. The applicant should confirm if the proposed building will be constructed within the flood plain.
  - Site Plan note #9 indicates a completion of December 31, 2021.

**NEW YORK OFFICE**

33 Airport Center Drive, Suite 202, New Windsor, NY 12553  
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

**PENNSYLVANIA OFFICE**

111 Wheatfield Drive, Suite 1, Milford, PA 18337  
570-296-2765 | F: 570-296-2767 | mhpa@mhepc.com

- The parking calculation appears to be consistent with the 2016 approval. This application proposes the elimination of at least one parking space. The applicant should update the parking calculation accordingly.
2. The Board previously referred the application to Orange County Department of Planning pursuant to GML 239. The County responded with a Local Determination and a few advisory comments. These comments should be discussed.
  3. The Planning Board should refer the application to the Town of Chester since it is located within 500 feet of the municipal boundary.
  4. The Planning Board should discuss, with the Attorney for the Planning Board, the appropriate steps to continue the SEQRA review of the application.
  5. The Planning Board should consider scheduling the required Public Hearing.

Respectfully submitted,

**MHE Engineering, D.P.C.**



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

SEA/kbw





Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

124 Main Street  
Goshen, NY 10924-2124  
Tel: (845) 615-3840  
Fax: (845) 291-2533

Alan J. Sorensen, AICP  
Commissioner

www.orangecountygov.com/planning  
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:** 717, LLC

**Project Name:** The Castle Site Plan Amendment

**Proposed Action:** Site Plan Amendment for 26,700 sq. ft. addition to existing recreational building

**Reason for County Review:** Within 500 feet of the Town of Chester/Village of Chester boundary;  
within 500 feet of NYS Route 17M and NYS Route 17/I-86

**Date of Full Statement:** October 1, 2021

**Referral ID #:** CHV 06-21M

**Tax Map #:** 107-2-14.2 and 15

**Local File #:** PB-19-08

#### Comments:

The Department has received the above referenced site plan and special use permit and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. This is substantially similar to the prior approved application listed in our records as CHV 01-17M, and so we would like to reiterate the following advisory comments:

Coordinated Review: The Castle Fun Center is located in the Village and the Town of Chester, and the applicants have proposed a number of site improvements in both municipalities over the last few months. We advise both the Town and the Village to look at the cumulative impacts of these proposed and pending improvements through this coordinated SEQR review.

Traffic: The applicant states that the proposed improvements to the site will not significantly increase traffic. We concur that this set of improvements is not likely to significantly increase traffic on its own; however, multiple improvements to the site over the last few years, potential future site improvements, and other developments in the area do have the potential to increase traffic noticeably around the site. We advise the Town and the Village to work with the applicant, the Chester Mall, other large landowners in the immediate vicinity of the project site, and NYSDOT on a traffic plan for this stretch of Route 17M. This may include a realignment of the secondary entrance/exit to the Chester Mall so that it is directly across from the most southeasterly entrance to the Castle, or installation of a traffic light that coordinates those two developments, or other improvements.

Impacts to Black Meadow Creek: The proposed expansion within the Village will increase the impervious surface area onsite, sending more untreated stormwater runoff directly into Black Meadow Creek. We advise the Village to require Green Infrastructure and Runoff Reduction techniques that can be incorporated into the site design without disruption, given the relatively small site. This could include a green roof for the addition and/or any other flat-roofed buildings on the project site, storage and reuse of stormwater and other water used onsite through a graywater recycling system, permeable pavement in the parking lot expansion, or other measures.

**County Recommendation:** Local Determination

VILLAGE OF CHESTER  
RECEIVED  
OCT 12 2021  
BUILDING DEPT.  
CHESTER, NEW YORK

**Date:** October 5, 2021

**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 referred 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 online at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).