

COMPREHENSIVE PLAN

VILLAGE OF CHESTER, NEW YORK



Prepared by the Village of Chester Comprehensive Plan Committee
with Planit Main Street, Inc.

Adopted by the Village of Chester Village Board – _____
Final Draft **JANUARY 17, 2022**



Notice

This plan was prepared by Planit Main Street, Inc., in the course of performing work contracted and sponsored by the *Village of Chester, New York* and working in conjunction with the *Comprehensive Plan Committee*.

11.0 Plan Implementation

For this Comprehensive Plan to be effective, the Village of Chester must actively apply the policies that are contained within the Plan. Furthermore, its Planning Board and Zoning Board of Appeals must use the Plan as a framework to guide their decisions with respect to the review of development proposals. Certain recommendations contained herein will require the subsequent action of the Village Board of Trustees to enact recommended revisions to the Zoning Code and other land use regulations. Other actions such as the preservation of natural resources, transportation improvements, or the development of programs to support the historic preservation will require the collaboration between the Village, County, State and not-for-profit entities. These actions are outlined in implementation tables provided in this Chapter along with the party responsible for taking a leadership role in the implementation of the policy or program.

Each member of the Village Board, Planning Board and Zoning Board of Appeals should have a copy of this Plan. The Village Board should appoint a Comprehensive Plan subcommittee to spend time each month reviewing progress on the implementation of this Comprehensive Plan and coordinating efforts with other entities where necessary. The following pages provide a summary of the major recommendations that are part of this Plan. The recommendations are organized under the broad topic areas as follows: Environment; Cultural, Historic & Recreational Resources; Main Street Revitalization; Transportation; Community Facilities & Services; Jobs & Housing; Sustainability and Resiliency; and Land Use Policies.

For each subject, there is a list of specific recommendations, along with an indication of when the recommendation should be implemented and the party responsible for ensuring that the recommendation is followed. The Implementation Plan table is useful in helping the Village Board to set priorities for the subsequent actions that will be necessary to implement this Comprehensive Plan. Some recommendations should be implemented immediately including the recommended revisions to the Village's Zoning Law. Other measures will be implemented in the "short-term" within two (2) years of adopting this Comprehensive Plan. There are other recommendations that are "long-term" in nature - meaning they are anticipated to be completed over a 2-5 year timeframe. It is unreasonable to assume that all the recommendations will be implemented immediately. Rather they are meant to be implemented and over a period of time.

PLAN IMPLEMENTATION

"FOR THIS COMPREHENSIVE PLAN TO BE EFFECTIVE, THE VILLAGE BOARD OF TRUSTEES AND ITS PLANNING BOARD MUST ACTIVELY APPLY THE POLICIES THAT ARE CONTAINED WITHIN THE PLAN."

Village of Chester Comprehensive Plan Implementation Plan				
No.	Recommendations	Action	Priority	Responsibility
Environment				
1	EN.1. Promote land-use policies and site plan reviews that encourage the protection and sustainable use of the Village's natural and historic resources, including farmland, greenways, open space, ridgelines, wetlands, floodplains, native habitats of threatened/endangered species, and natural land contours.	Policy	Immediate	Planning Board Village Board
2	EN.2. During the development review process, ensure natural resources, including native habitat of threatened or endangered species, are protected.	Policy	Immediate	Planning Board Village Board
3	EN.3. Protect and develop appropriate access to the community's natural resources and public open spaces for the enjoyment and recreation of residents and visitors.	Policy	Immediate	Planning Board Village Board
4	EN.4. Work with Chester Union Free School District to ensure the ballfields are retained for future generations.	Policy	Immediate	Village Board School District
5	EN.5. Consider the creation of Ridge Protection Overlay Districts to establish clear guidelines for future development and protection of ridge lines. This includes creation of Visual Assessment criteria to guide decisions.	Zoning Amendment	Immediate Action	Planning Board Village Board
6	EN.6. Encourage both private and public efforts to preserve and manage agricultural lands through purchase of development rights (PDR) and participation in the NYS Agricultural & Markets Districts.	Program	Short-Term	Planning Board Village Board AFPB
7	EN.7. Support local farmers efforts to ensure the County's maintenance and repair of drainage canals and pump stations is done in a timely and responsive manner to protect the Black Dirt from flooding.	Policy	Immediate	Village Board AFPB Orange County
8	EN.8. Encourage participation in the Hudson Valley Farm Link Network to match farmers who are selling their farms with people who are looking to purchase a farm.	Policy	Immediate	Village Board AFPB Orange County
9	EN.9. Encourage shared, or "cooperative" infrastructure development (storage and processing facilities, locations for CSA drop-off and pickup, regional food hubs, etc.).	Policy	Immediate	Village Board AFPB Orange County
10	EN.10. Increase community engagement and consumer demand for locally grown food.	Policy	Immediate	Village Board Chamber of Comm
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

Village of Chester Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Environment				
11	EN.11. Consider reviewing and revising regulations pertaining to farm operations to ensure these laws do not needlessly inhibit farming, if necessary.	Zoning Amendments	Immediate Action	Planning Board AFPB
12	EN.12. Continue support for agricultural programs provided by Cornell Cooperative Extension (CCE) and Orange County Soil and Water Conservation District.	Policy	Immediate	Village Board AFPB CCE
13	EN.13. Encourage greater participation in the Chester Agricultural Center, Inc.'s "Community Garden" program to help the agricultural community and enhance the quality of life in Chester.	Policy	Immediate	Village Board Chester Agricultural Center
14	EN.14. Assess the needs for farmer and farm-worker housing to determine if revisions to land use laws are needed to increase opportunities for farming community housing.	Policy	Immediate	Village Board Chester Agricultural Center
15	EN.15. Support efforts by Orange County Parks Department to make improvements to the Heritage Trail.	Policy	Immediate	Village Board Orange County
16	EN.16. Plan for enhanced bicycle and pedestrian connections from the Heritage Trail to the entire Village.	Policy	Immediate	Village Board Orange County
17	EN.17. Reserved.			
18	EN.18. Protect hillsides and steeply sloped backdrops and avoid the wholesale re-grading, clearcutting of trees and disturbance of these areas for any land-use.	Policy	Immediate	Village Board Planning Board CEO
19	EN.19. Development on steep slopes should be designed in a manner that limits site disturbance by designing building and parking areas in a manner that takes advantage of site topography.	Policy	Immediate	Village Board Planning Board CEO
20	EN.20. Trees should be preserved along the edge of ridgelines to screen views of new development.	Policy	Immediate	Village Board Planning Board CEO
21	EN.21. Consider implementing SWPPP best management practices as required by NYSDEC.	Policy	Immediate	Village Board Planning Board CEO
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

Village of Chester Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Environment				
22	EN.22. Minimize impact of new development on the natural resources through best management practices (BMP), low-impact design standards and conservation subdivision techniques.	Policy	Immediate	Planning Board CEO
23	EN.23.Ensure that all developments comply with NYSDEC and ACOE wetland regulations.	Policy	Immediate	Planning Board CEO
24	EN.24.Conserve the riparian zone along streams and tributaries. This Plan recommends the Village consider establishing minimum buffers along streams to protect the floodplain [see page 24].	Policy	Immediate	Planning Board CEO
25	EN.25. Consider restricting development in riparian buffer zones and floodplains.	Policy	Immediate	Planning Board CEO
26	EN.26.Cooperate with the Towns of Chester and Monroe to protect water resources through intermunicipal watershed and wellhead protection laws.	Policy	Immediate	Village Board Town Boards
27	EN.27. Consider enacting ridgeline protection overlay district to preserve scenic viewsheds, maintain stability of steep slopes and restrict clear cutting of trees on hilltops.	Zoning Amendment	Immediate Action	Village Board Planning Board CEO
Cultural, Historic and Recreational Resources				
28	CR.1. Collaborate with local cultural institutions (such as the Chester Historical Society) to help them grow within the community and market their resources to the surrounding region.	Program	Short-term	Village Board Village Historian Chester Hist. Society
29	CR.2. Re-establish the <i>Village of Chester Farmers' Market</i> in the Downtown business district.	Project	Short-term	Village Board Chamber of Commerce
30	CR.3. Promote cultural events such as the <i>Village of Chester Music Series</i> , the Chester Kiwanis 5K Race, the Village-Wide Yard Sale Day, and support their long-term sustainability.	Policy	Immediate	Village Board Chamber of Commerce Village Historian
31	CR.4. Support efforts to develop a cohesive cultural identity for the Village of Chester and to market its products and leisure experiences for residents and visitors.	Policy	Immediate	Village Board Chamber of Commerce Village Historian
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

Village of Chester Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Cultural, Historic and Recreational Resources				
32	CR.5. Include cultural and historic resources in a new Chester wayfinding system (e.g., signs, mobile apps, website, walking/biking/auto tours, etc.)	Policy	Immediate	Village Board Chamber of Commerce Village Historian
33	CR.6. Address the severe lack of parking in the Uptown and Downtown business districts. This is one of the main factors in the inability of these areas to grow and thrive.	Policy	Immediate	Village Board Chamber of Commerce Street Department Building Owners
34	CR.7. Promote tourism by a variety of means that would serve as a directory of services, amenities and activities, along with a local map showing locations.	Policy	Immediate	Village Board Chamber of Commerce Village Historian
35	CR.8. Provide support for cultural activities by providing letters of support to business owners and not-for-profit cultural institutions seeking State funding for programing or capital improvements.	Program	Short-term	Village Board Village Historian
36	CR.9. Reserved.			
37	HR.1. Support nominations for individual listing of properties on the National Register of Historic Places.	Policy	Immediate	Village Board Historian
38	HR.2. Provide support letters to individuals or organizations that seek grant funding for historic preservation through the NYS Office of Parks, Recreation & Historic Preservation.	Policy	Immediate Action	Village Board Historian
39	HR.3. Seek grants to research, survey, document and rehabilitate historic resources in Chester.	Policy	Immediate Action	Village Board
40	HR.4. Maintain accurate inventories of eligible historic properties in the Village, so that they can be considered in planning and development actions.	Policy	Immediate	Village Board Chester Historical Society
41	HR.5. Consider creation of four (4) historic overlay districts to be consistent with the State and National Historic Registry Districts (See Map 4-1)	Policy	Immediate Action	Village Board Planning Board
42	HR.6. Actively seek preservation of historic resources through public-private partnerships, including seeking State Funding for rehabilitation.	Program	Immediate	Village Board Building Owners
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Village of Chester Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Cultural, Historic and Recreational Resources				
43	HR.7. Consider adopting design guidelines for historic overlay districts and foster stewardship of public squares, monuments and other spaces.	Zoning Amendment	Short-term	Village Board Planning Board
44	HR.8. Consider developing a set of voluntary historic preservation guidelines for local residents.	Project	Long-term	Village Board Planning Board
45	HR.9. Ensure Planning Board reviews development applications for land adjacent to historic resources to aid the Village's heritage-resource protection efforts.	Program	Long-term	Planning Board Village Board CEO
46	HR.10. When historic resources can't be saved, they should be documented compliant with the Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), Historic American Landscape Standard (HALS) or other appropriate nationally recognized standard.	Program	Long-term	Planning Board Village Board CEO
47	HR.11. Consider creation of special permit criteria in the zoning law to allow the conversion of carriage houses and other outbuildings to uses, consistent with the zoning regulations in which the parcel is located.	Zoning Amendment	Short-term	Village Board Planning Board
48	HR.12. Consider the adoption of a preservation plan to further the Village's goals for the preservation and conservation of historic resources.	Project	Long-term	Village Board Planning Board
49	HR.13. Consider the adoption of a Landmark Law to preserve and protect important local historical resources.	Project	Long-term	Village Board Planning Board
50	HR.14. Evaluate the potential benefits of Certified Local Government status and its potential application in the Village of Chester.	Project	Long-term	Village Board Planning Board
51	HR.15. If sufficient benefit is determined to arise from CLG designation, pursue designation in cooperation with the New York State Office of Parks, Recreation & Historic Preservation.	Project	Long-term	Village Board Planning Board
52	HR.16. Consider amending zoning to allow adaptive reuse of historic structures subject to special permit approval by the Planning Board. Create special permit criteria to allow the conversion of carriage houses and other outbuildings to uses consistent with the zoning regulations.	Zoning Amendment	Short-term	Village Board Planning Board
53	HR.17. Compile list of historic, agricultural, recreational, scenic and watershed properties to forward to the Town of Chester for inclusion in its CPP.	Project	Short-term	Village Board Planning Board
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Village of Chester Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Cultural, Historic and Recreational Resources				
54	RR.1. Continue partnership with the Town of Chester to provide additional recreational amenities at the Chester Parks.	Policy	Immediate	Village Board Town Board Parks Depts.
55	RR.2. Explore opportunities for intergovernmental partnership with Chester Union Free School District to make recreational facilities more accessible to the general public.	Policy	Immediate	Village Board School District
56	RR.3. Continue to support Orange County Parks & Recreation Departments efforts to enhance the Heritage Trail.	Policy	Immediate	Village Board
57	RR.4. Enforce pay payment-in-lieu-of-parkland fee requirement to help pay for new recreation facilities needed to support population growth that occurs with new residential development.	Policy	Immediate	Village Board Planning Board CEO
58	RR.5. Consider the creation of an interconnected local system of trails and walkways to link Chester's residents and businesses to its recreational resources.	Capital Improvement	Long-term	Village Board Planning Board Street Department
59	RR.6. Explore partnerships within Town of Chester, Orange County Parks & Recreation and Chester Union Free School District to increase access to recreational facilities, for local residents.	Policy	Immediate	Village Board School District Orange County
60	RR.7. Ensure that a well-balanced maintenance program is established and funded for all Village parks, recreational facilities, athletic fields, vehicles, and maintenance equipment, such as signage, lighting and bathrooms.	Policy	Immediate	Village Board Street Department
61	RR.8. Collaborate with the Chester Agricultural Center to pursue the creation of a biking/walking loop that would be an offshoot of the Heritage Trail, and would circumnavigate the scenic Black Dirt farming area. This will simultaneously bring foot traffic to the downtown commercial district and raise awareness/education of the agricultural resources and history of the Village.	Policy	Immediate	Village Board Street Department Chester Agricultural Center
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Village of Chester Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Main Street Revitalization – Uptown and Downtown				
62	DR.1. Keep civic and cultural anchors within the Downtown and Uptown business districts.	Policy	Immediate	Village Board Street Department
63	DR.2. Encourage business owner participation by facilitating the creation of a local Chamber of Commerce to promote Downtown and Uptown as a whole rather than the sum of its parts. Identify complementary and needed businesses or services for Downtown and Uptown.	Policy	Immediate	Village Board Chamber of Commerce
64	DR.3. Emphasize quality - quality design, quality of goods & services, quality merchandise displays and appealing restaurant settings.	Policy	Immediate	Chamber of Commerce
65	DR.4. Consider the adoption of <i>Design Guidelines</i> to ensure renovations to historic buildings are done appropriately and infill development consistent with the existing historic architecture strengthens the fabric of the Downtown and Uptown business districts.	Zoning Amendment	Immediate Action	Village Board Planning Board CEO
66	DR.5. Identify complementary and needed businesses or services for Downtown and Uptown.	Policy	Immediate	Chamber of Commerce
67	DR.6. Review Zoning Law to ensure existing regulations do not hinder efforts to create new business establishments.	Zoning Amendment	Immediate Action	Village Board Planning Board
68	DR.7. Build capacity for Main Street revitalization efforts by forming a <i>Downtown and Uptown Revitalization Committee</i> to clearly identify the responsibilities of each stakeholder in the “Main Street” revitalization effort and to strengthen cooperation among various stakeholders.	Program	Short-term	Village Board Chamber of Commerce
69	DR.8. Apply through the NYS Consolidated Funding Application (CFA) to secure <i>New York Main Street</i> funds for business retention and expansion.	Program	Short-term	Village Board Chamber
70	DR.9. Encourage more housing opportunities above the first floor of existing mixed-use multi-story buildings.	Policy	Immediate	Village Board Planning Board
71	DR.10. Expand municipal parking areas in Downtown and Uptown business district.	Project	Long-term	Village Board Street Department
72	DR.11. The Village Board, in cooperation with building owners and the utility companies, should explore the feasibility of moving overhead utilities from their current location in front of buildings to the rear of the buildings in the proposed historic overlays.	Project	Long-term	Village Board Orange & Rockland Other Utilities Building Owners
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No.	Recommendations	Type	Priority	Responsibility
Main Street Revitalization – Uptown and Downtown				
73	DR.12. Identify businesses needing renovation and proper maintenance such as peeling paint, loose bricks and mortar gaps, and require the businesses to correct such deficiencies and conform to the design standards established by the Village Board. Being in a qualifying census tract, help these owners with State and Federal tax credit programs.	Project	Long-term	Village Board Chamber of Commerce CEO
74	DR.13. The Village Board will coordinate and plan outdoor events.	Policy	Immediate	Village Board
75	DR.14. Research if leaning telephone poles can be replaced along with removing unused wires and consolidating remaining wires in a neat fashion.	Policy	Immediate	Village Board Orange & Rockland
76	DR.15. Parking areas should be expanded behind the downtown businesses including using the Larkin Pavilion area for parking when events are not scheduled there.	Policy	Immediate	Village Board Street Department
77	DR.16. Signs will be consistent with the historical character of the Downtown and Uptown areas and should not be garish and unappealing. Wood and faux wood signs with down lit gooseneck lamps are recommended. Pole signs and LED signs should be prohibited.	Policy	Immediate	Village Board Planning Board CEO
Transportation – Traffic Circulation				
78	TC.1. Identify safety challenges for pedestrians, bicyclists, or other users through analysis of accident data, and walkability audits; and develop solutions to safety issues.	Policy	Immediate	Village Board Street Department
79	TC.2. Prioritize modifications to safety challenges and identify funding streams and implementation strategies, including which features can be constructed as part of routine street projects.	Policy	Immediate	Village Board Street Department
80	TC.3. Consider enhancing Chester's grid street network so that it better accommodates multiple modes of transportation, including bike, bus, pedestrian, truck and vehicular access.	Policy	Immediate	Village Board Street Department Planning Board
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

Village of Chester Comprehensive Plan Implementation Plan				
No.	Recommendations	Type	Priority	Responsibility
Transportation – Traffic Circulation				
81	TC.4. Work with its MPO, the Orange County Transportation Council (OCTC), to secure funding through the Unified Planning Work Program (UPWP) to prepare a plan for “Complete Streets” improvements of Route 17M and to get it on the NYSDOT’s Statewide Transportation Improvement Program (STIP) to fund planned improvements including round-a-bouts.	Policy	Immediate	Village Board Street Department Planning Board
82	TC.5. Support efforts to develop a cohesive cultural identity for the Village of Chester and to market its products and leisure experiences for residents and visitors. Include cultural and historic resources in a new Chester wayfinding system (e.g., signs, mobile apps, website, walking/biking/auto tours, etc.).	Policy	Immediate	Village Board Street Department Planning Board
83	TC.6. Consider enhancing the image of the Route 17M commercial corridor. Plan the transformation of the B-2 Zoned Brookside Avenue (17M) into a pedestrian friendly walkable and attractive corridor.	Policy	Immediate	Village Board NYSDOT/OCTC
84	TC.7. Identify additional funding streams and implementation strategies to retrofit existing streets to include Complete Streets infrastructure. The Village should pursue funding through the NYSDOT Safe Routes to Schools and TAP to make complete street improvements.	Policy	Immediate	Village Board Street Department Planning Board
85	TC.8. Work with the Town, OCTC, and NYSDOT to prevent the closure of the exit and entrance ramps at Exits 127 and 128.	Policy	Immediate	Village Board Street Department NYSDOT/OCTC
86	TC.9. Reserved.			
87	TC.10. Work with the OCTC to secure funding through the UPWP to prepare a plan for the improvement of the intersections at Rte 17M/Kings Highway, Rte 17M/Rte 94 (Academy Avenue), Rte 94 (Main Street)/High Street and Oakland Avenue to get the projects on the NYSDOT’s Statewide STIP to fund the planned improvements. Pedestrian crossing improvements are desperately needed at these intersections.	Policy	Long-term	Village Board DPW NYSDOT OCTC
88	TC.11. Review traffic lanes at Brookside Ave & Academy Ave. At present, the left lane is for left turns, the middle lane is for traffic going straight, and the right lane is for right turns.	Policy	Long-term	Village Board NYSDOT OCTC
Immediate = 1 Year		Short-Term = 1-2 Years		Long-Term = 2-5 years

No.	Recommendations	Type	Priority	Responsibility
Transportation – Bicycles and Pedestrian Safety				
89	BP.1. Advance opportunities for bicycle and pedestrian connections between residences, parks, institutions and the Downtown/Uptown Main Street business districts.	Policy	Immediate	Village Board Street Department
90	BP.2. Require bike racks and amenities for commercial sites, schools, parks and public facilities.	Policy	Immediate	Village Board Street Department
91	BP.3. Through a <i>Capital Improvement Plan</i> , inventory the Village's sidewalk system in terms of condition, need for repair, replacement or extension and pursue funding through OCTC, NYSDOT, NYSOGR (CDBG) and other agencies to make needed enhancements.	Policy	Immediate	Village Board Street Department
92	BP.4. Consider Integrating complete streets infrastructure and design features into street design to create a safe and inviting environment for all users to walk, bicycle and use public transportation.	Policy	Immediate	Village Board Street Department
93	BP.5. Capitalize on the Village's compact development and classic grid system by making enhancements to the street system to better encourage non-motorized transportation modes.	Policy	Immediate	Village Board Street Department
94	BP.6. Ensure that sidewalk improvements are fully accessible to people with disabilities.	Policy	Immediate	Village Board Street Department
Transportation – Public Transportation				
95	PT.1. Work with the Orange County Transportation Council and Coach/USA Shortline to provide more covered bus shelters and covered bike parking at transit stops in the Village of Chester.	Project	Short-term	Village Board Street Department OCTC
96	PT.2. Coordinate with the Town of Chester/Orange County/NYS DOT and Coach USA Shortline to find ways to expand the capacity of the Park & Ride lot at the corner of NYS Route 94 and Nucifora Boulevard, including exploring feasibility of tiered parking.	Project	Short-term	Village Board Street Department OCTC/NYS DOT
97	PT.3. Coordinate with the OCTC and Coach USA Shortline to increase bus-to-rail service from the Village to Metro-North/New Jersey Transit passenger rail stations.	Project	Short-term	Village Board OCTC/NYS DOT
98	PT.4. Work regionally and locally to develop satellite park-and-ride facilities near NYS Route 17 with bus service to New York City.	Project	Long-term	Village Board OCTC/NYS DOT
99	PT.5. Consider Integrating complete streets infrastructure and design features into street design and construction within large-scale developments to create safe and inviting environments for all users.	Policy	Immediate	Planning Board Street Department
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

No.	Recommendations	Type	Priority	Responsibility
Transportation – Public Transportation - Rail				
100	PT.6. Consider the creation of a local bus/jitney service that would travel throughout the Village and would have frequent stops at the uptown, downtown, and Brookside Avenue districts.	Project	Long-term	Village Board OCTC NYSDOT
101	RS.1. Consider the adoption of a Local Law to the rail car and tractor trailer parking within railroad rights-of-way to address potential nuisances.	Local Law	Short-term	Village Board OCTC Railroads
102	RS.2. Railroad rights-of-way should be preserved for current and future use.	Policy	Immediate	Planning Board NYSDOT
103	RS.3. Reserved.			
Community Facilities and Services				
104	CF.1. Public facilities should serve as examples of the desired development quality in the Village. Proposed land acquisitions for public facilities must be evaluated to ensure they fulfill the Village's immediate and future needs, including opportunities for expansion. Preference should be given to new facilities capable of consolidating multiple Village departments, agencies and offices. Concentrate community facilities, such as schools and community centers, in close walking distance of residential areas. The public facility should be compatible in design with its surrounding neighborhood.	Policy	Immediate	Village Board Street Department CEO
105	CF.2. When impacts on schools are anticipated, developers must provide appropriate mitigation measures to help ensure the community can continue to offer the highest quality of public education available.	Policy	Immediate	Planning Board
106	CF.3. Cooperate with Chester Union Free District to protect recreational amenities (such as the ballfields on Walnut Street/Vadala Road) for future school and public use and work with them to develop a "reuse plan" for the school building on Maple Avenue.	Policy	Immediate	Village Board School District
107	CF.4. Work with the Town of Monroe to create a Walton Lake watershed protection overlay district.	Zoning Amendment	Long-term	Village Board Town Boards
108	CF.5. Budget for continued annual replacement of water lines segments to protect water supply system and pursue funding through the Consolidated Funding Application (CFA) process for upgrades.	Policy	Immediate	Village Board Water Department
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

No.	Recommendations	Type	Priority	Responsibility
Community Facilities and Services				
109	CF.6. Budget for continued annual replacement of water lines segments to protect water supply system and pursue funding through the Consolidated Funding Application (CFA) process for upgrades.	Policy	Immediate	Village Board Water Department
110	CF.7. The Village recognizes that private development, especially large projects, have an impact on and create future liabilities for community facilities and services, such as infrastructure, sewer, police, etc. Those impacts and future liabilities must be addressed and, if possible, mitigated during the planning process.	Policy	Immediate	Village Board Planning Board Water Department
111	CF.8. Reserved			
Community Facilities and Services – Public Safety				
112	PS.1. Create an environment that encourages respect, mutual responsibility, community outreach and cooperation between public officials and citizens through citizen education programs, safety education programs, mediation, conflict-resolution services and other outreach opportunities.	Policy	Immediate	Village Board Police Department
113	PS.2. Provide citizens with the highest quality public safety services and facilities by maintaining high levels of training opportunities for police, fire, and rescue personnel. Establish public safety levels of service and consider these levels when evaluating the impact of future land-uses.	Policy	Immediate	Village Board Police Department
114	PS.3. Upgrade cellular service to ensure cell users can access emergency responders through the 911 system in the event of an emergency.	Policy	Immediate	Village Board Cellular Providers
115	PS.4. Consider establishing an emergency automatic call system (reverse 911 robocall). Residents would receive emergency information, instructions and updates from the Village's emergency point person.	Project	Short-term	Village Board First Responders
116	TC.1. Strive for the highest level of broadband network available throughout the Village to give Chester a competitive advantage in its business retention and recruitment efforts.	Policy	Immediate	Village Board Cellular & Fiber Providers
117	TC.2. Pursue public and private partnerships to complete projects linking major facilities (e.g., Village government, cultural institutions, business and industrial parks) with fiber optic networks.	Policy	Immediate	Village Board Cellular Providers
118	TC.3. Seek State and federal grants in cooperation with service providers to provide broadband and wireless communication service to underserved areas of the Village.	Policy	Immediate	Village Board Cellular Providers
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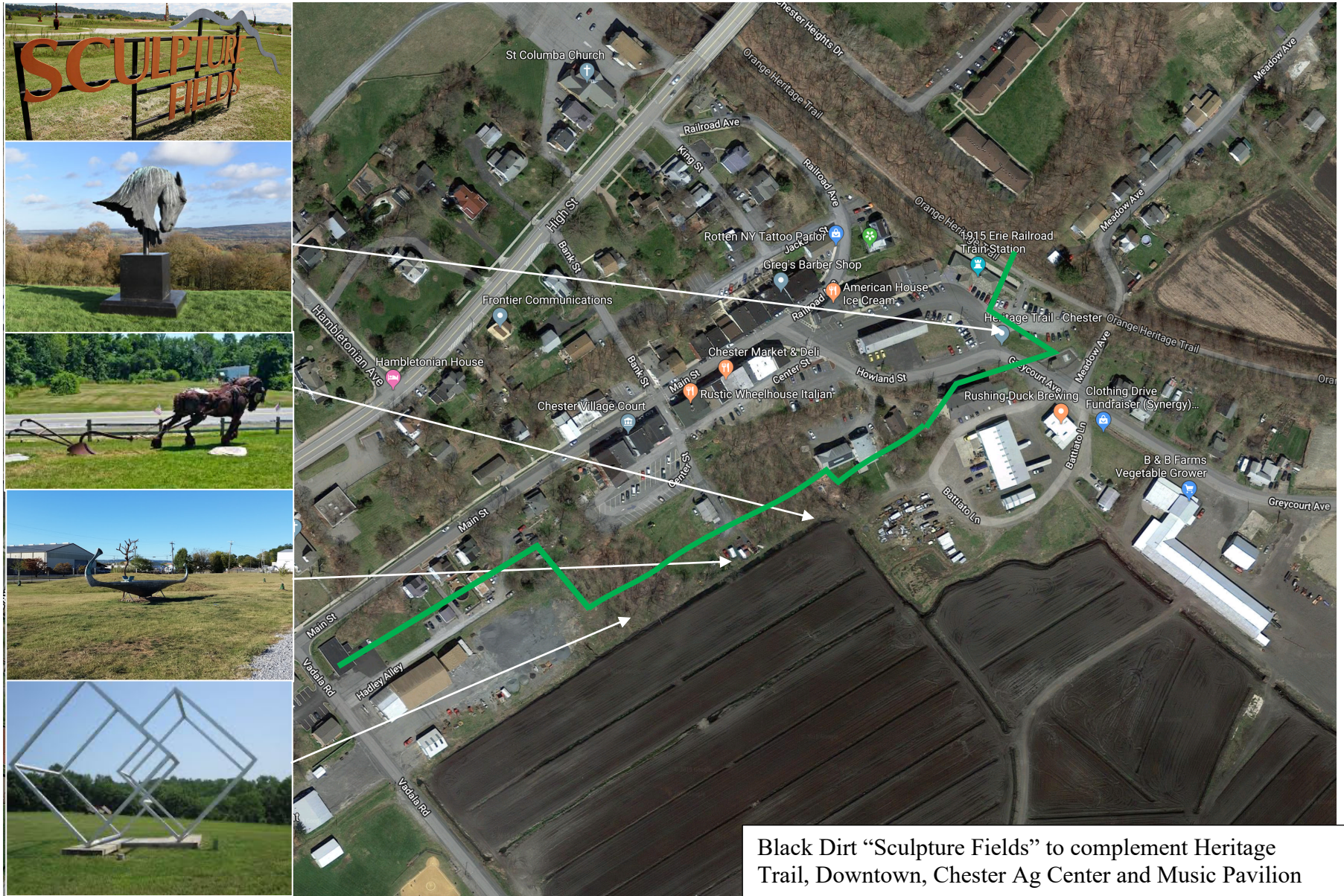
No.	Recommendations	Type	Priority	Responsibility
Jobs and Housing				
119	TC.4.	Policy	Immediate	Village Board Chamber
120	TC.5.	Policy	Immediate	Village Board Chamber of Commerce
121	TC.6.	Policy	Immediate	Village Board Chamber of Commerce
122	ED.1. Promote development of a diversified economic base that builds upon the strengths of the Village and region, takes advantage of emerging opportunities while preserving the Village's character, and facilitates well-designed development within the Village's business zoning districts.	Policy	Immediate	Village Board Chamber
123	ED.2. Downtown and Uptown Revitalization [see details on in Section 8.4 on page 90].	Policy	Immediate	Village Board Chamber of Commerce
124	ED.3. Consider promoting a diversified economic base that takes advantage of emerging opportunities.	Policy	Immediate	Village Board Chamber of Commerce
125	ED.4. Promote shovel-ready industrial and office parks to create employment opportunities.	Policy	Immediate	Village Board Orange County
126	ED.5. Facilitate well-designed development within the Village's business zoning districts.	Policy	Immediate	Planning Board
127	HD.1. Encourage provision of handicap-accessible dwelling units for people with physical disabilities.	Policy	Immediate	Village Board Planning Board
128	HD.2. Reserved.			
Sustainability and Resiliency – Land Use				
129	LU.1. Encourage infill development with access to existing water, sewer and transportation infrastructure.	Policy	Immediate	Village Board Planning Board
130	LU.2. Encourage mixed use infill development and/or redevelopment in the Downtown Business District compatible with the existing historic architecture.	Policy	Immediate	Village Board Planning Board
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No.	Recommendations	Type	Priority	Responsibility
Sustainability and Resiliency – Land Use				
131	LU.3. Reserved.			
132	LU.4. Concentrate community facilities, such as schools and community centers, in close walking distance of residential areas.	Policy	Immediate	Village Board Planning Board
133	LU.5. Locate parks and recreational amenities within walking distance of residential neighborhoods.	Policy	Immediate	Village Board Planning Board
134	LU.6. Reduce vehicle miles traveled by employees and visitors by allowing for a wider range of complementary uses within the Downtown Business District.	Policy	Immediate	Village Board Planning Board
135	LU.7. Reduce vehicle miles traveled by promoting local food production/farmer's market in the Village.	Policy	Immediate	Village Board Planning Board
136	LU.8. Consider prohibiting large-scale solar energy facilities on the Black Dirt.	Policy	Immediate	Village Board Planning Board
Sustainability and Resiliency – Transportation				
137	TP.1. Reserved.			
138	TP.2. Consider making complete street improvements as streets are rehabilitated to address the needs of pedestrians, bicyclists, drivers and those that use public transit (i.e., bus transportation).	Policy	Immediate	Village Board Planning Board Street Department
139	TP.3. Improve existing sidewalk system as funds become available to improve walkability and ensure Americans with Disability Act compliance.	Project	Short-term	Village Board Planning Board Street Department
140	TP.4. Retrofit existing streets to provide bike lanes where there is sufficient right-of-way width to accommodate a bike lane.	Project	Short-term	Village Board Street Department
141	TP.5. Enhance bicycle and pedestrian access to recreational opportunities and the Downtown and Uptown through multi-use paths.	Project	Short-term	Village Board Street Department
142	TP.6. Explore opportunities with NYSDOT and Orange County Transportation Council to enhance public transportation to and from the Village of Chester and regional employment centers.	Project	Short-term	Village Board Street Department OCTC/NYSDOT
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

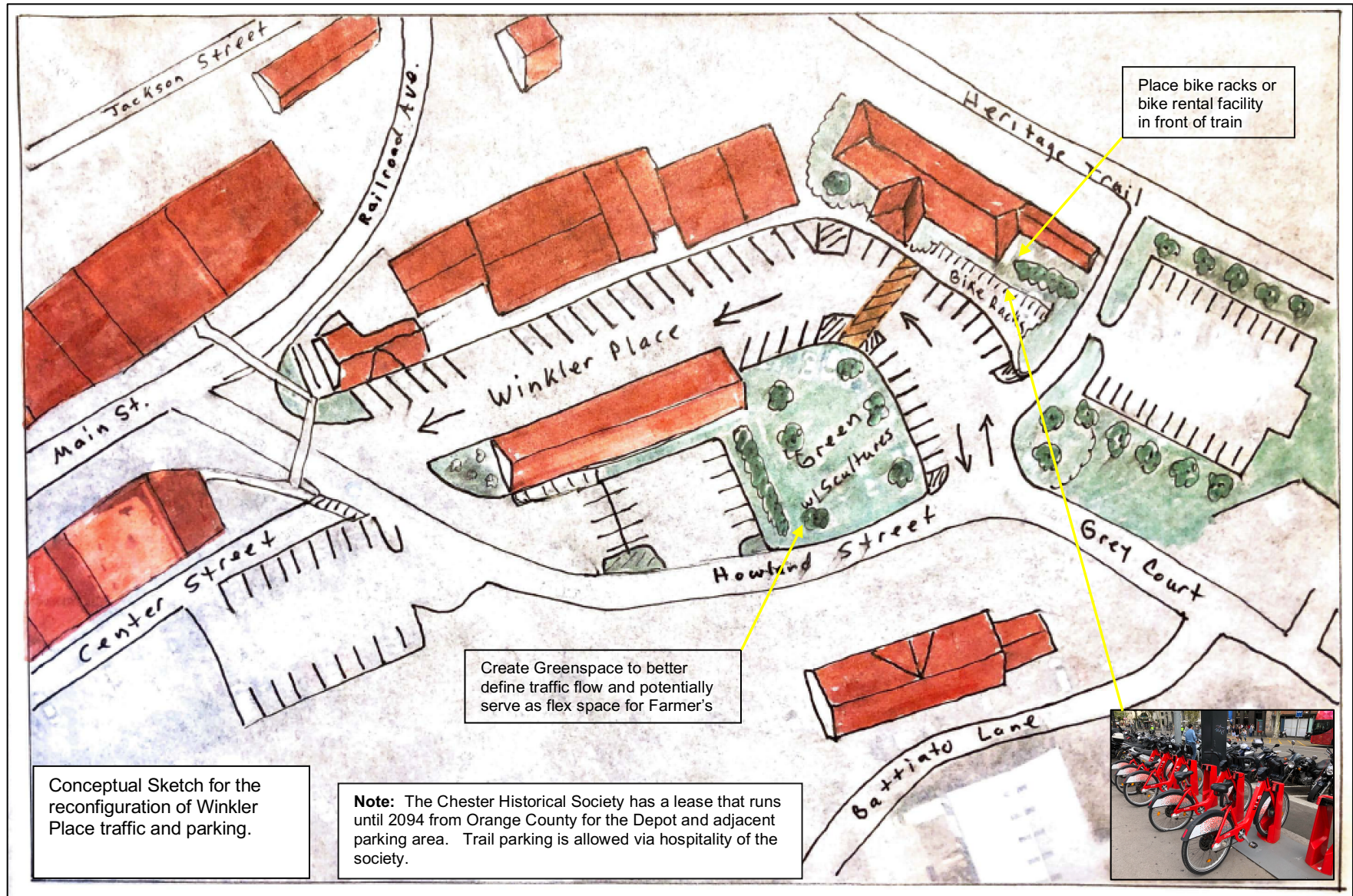
No.	Recommendations	Type	Priority	Responsibility
Sustainability and Resiliency – Energy Conservation and Renewable Energy Production				
143	EC.1. New buildings should be situated to conserve energy through site design that takes advantage of passive solar opportunities.	Policy	Immediate	Village Board Planning Board
144	EC.2. Upgrades and renovation of municipal facilities and infrastructure should incorporate energy conservation measures.	Policy	Immediate	Village Board CEO
145	EC.3. Over time, work with Orange & Rockland and NYSDOT to replace all streetlights, traffic lights and exterior safety lighting with LED (Light Emitting Diode) lighting.	Project	Short-term	Village Board Orange & Rockland NYSDOT
146	EC.4. Encourage installation roof-mounted solar array facilities on existing warehouse distribution buildings within the Village's industrial park.	Policy	Immediate	Village Board CEO
147	EC.5. The Village should consider incorporating new renewable energy production, such as solar power, into existing and future facilities.	Policy	Immediate	Village Board Street Department
148	EC.6. Encourage homeowners and local businesses to install renewable energy systems, such as roof-mounted photovoltaic panels.	Policy	Immediate	Village Board Planning Board
149	EC.7. Consider revising land use laws to guide and encourage development of solar/photovoltaic and other forms of renewable energy systems.	Zoning Amendment	Short-term	Village Board Planning Board
Sustainability and Resiliency – Resiliency				
150	RE.1. Reserved.			
151	RE.2. When financially feasible to do so, relocate community facilities that are prone to flooding to higher elevations within the Village.	Policy	Immediate	Village Board CEO
152	RE.3. Reserved.			
153	RE.4. Consider working with NYSDOT to ensure that their culverts in the vicinity of NYS Route 17 are properly maintained to prevent flooding with the Village's industrial parks and those low-lying lands between NYS Route 17 and NYS Route 17M.	Policy	Immediate	Village Board NYSDOT CEO
154	RE.5. Reserved.			
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

No.	Recommendations	Type	Priority	Responsibility
Land Use Policies				
155	LU.1. Clearly communicate the Village's future land-use goals, law standards and requirements to the development community and the public.	Policy	Immediate	Village Board Planning Board
156	LU.2. Review the Village General Code and Zoning Law as necessary to ensure land-use regulations reinforce and implement the objectives of the Comprehensive Plan.	Local Laws	Immediate Action	Village Board Planning Board
157	LU.3. Consider the compatibility of development with surrounding uses.	Policy	Immediate	Planning Board ZBA
158	LU.4. Encourage mixed-use infill development within the Uptown and Downtown business districts.	Policy	Immediate	Village Board Planning Board
159	LU.5. Encourage more construction of U.S. Green Building Council's LEED certified buildings.	Policy	Immediate	Village Board Planning Board CEO
160	LU.7. Reserved.			
161	LU.8. Through the land-use and decision-making process and cooperation with the Towns of Chester and Monroe, protect the integrity and quality of the Village's water resources.	Program	Long-term	Village Board Town Boards Water Department
162	LU.9. Require the preservation of vegetation along the perimeter of sites and landscaping during land development to buffer neighboring properties. Prohibit the clearcutting of large parcels of land.	Policy	Immediate	Village Board Planning Board CEO
163	LU.10. Reserved.			
164	LU.11. Reserved.			
165	LU.12. Dumpsters shall be enclosed on commercial and multi-unit lots.	Policy	Immediate	Village Board DPW
166	LU.13. Consider creation of Ridge Protection Overlay Zoning Districts.	Zoning Amendment	Immediate Action	Village Board Planning Board
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				

No.	Recommendations	Type	Priority	Responsibility
Land Use Policies				
167	LU.14. Consider adoption of an Annexation Policy for the Village of Chester. <i>Specifically, it is recommended that the new lands annexed into the Village come into the Village with the same or lower density than they had in the Town [See Appendix B for Draft Annexation Policy].</i>	Local Law	Immediate Action	Village Board Planning Board
168	LU.15. Monument signs should be encouraged along Brookside Avenue and existing poles signs should be replaced with monument signs when projects are subject to Site Plan review.	Policy	Immediate	Planning Board
169	LU.16. Consider developing a form-based code that articulates a vision for the form of new infill buildings on vacant lots in the proposed Uptown, Downtown and the West Chester historic districts.	Policy	Immediate	Village Board Planning Board
170	LU.17. Require an As-Built Survey for all development requiring site plan approval prior to Issuing a Certificate of Occupancy.	Policy	Immediate	Village Board Planning Board
171	LU.18. Reserved.			
172	LU.19. Consider adopting a Local Law to regulate short-term rentals in a manner that allows such uses while protecting neighbors from potential nuisances.	Local Law	Short-term	Village Board Planning Board
173	LU.20. Consider rezoning the M-2 Zoning District along NYS Route 17M to Zone B-2, coupled with the adoption of Design Guidelines for the corridor to curtail incongruous development, in both use and appearance.	Zoning Amendment	Short-term	Village Board Planning Board
174	LU.21. Consider adopting new policies and zoning regulations, and evaluate proposed building projects with the goal of rebalancing the SFH/MUD ratio to the recommended ideal.	Policy	Immediate	Village Board Planning Board
175	LU.22. Reevaluate the zoning of the 33.4-acre Nexans Energy USA property should the current business change.	Zoning Amendment	Immediate Action	Village Board Planning Board
176	LU.23. Reserved.			
177	LU.24. Reserved.			
Immediate = 1 Year Short-Term = 1-2 Years Long-Term = 2-5 years				







Design Guidelines: Site Design

Service Areas (additional examples and standards)

Design Objective: Service and loading areas (e.g. loading docks, truck parking, outdoor storage, trash collection, and other service functions) should be incorporated into the overall design of the building and landscaping so the visual and noise-related impacts of these functions are fully contained and out of view from adjacent properties and public streets.

The following *standards* shall apply:

- Mechanical/utility screening shall be an integral part of the building structure and architecture and not give the appearance of being “tacked on” to the exterior surfaces. All mechanical equipment and utilities shall be screened.
- Outdoor storage areas shall be permanently defined on the Site Plan and screened with landscaping, walls and/or fences.
- Telephone, electric and cable service shall be placed underground, where feasible to do so.

The following *guidelines* are recommended:

- Interior disposal units (such as the one used for the AT&T/Talbots Building in the photo the right) should be provided when there are no other feasible means of screening the trash containers.
- HVAC units should be placed or screened in a manner that reduces public view of such units.
- Where necessary (i.e. due to proximity to residential areas, schools, etc.) acoustical soundproofing panels should be placed around HVAC units to lessen, or “silence” airborne noise.



Do This: This dumpster enclosure is set on a concrete pad and enclosed on three sides with a brick wall. The doors for the dumpster enclosure utilize an opaque mesh to effectively screen the trash container, which is housed inside. This dumpster is also placed behind the commercial establishment where it is not visible from the public right-of-way.



Do This: In this example, the trash containers for the AT&T and Talbots Building is fully enclosed within the building itself. The entrance to the refuse collection area is behind the garage doors, with access to the service lane. However, more thought should have been given to the utility boxes, which have a “tacked on” look.

Design Guidelines – Village of Chester, New York



Overview

Site Design

Circulation

Service Areas

Architectural Features

Massing, Scale and Form

Design Detail

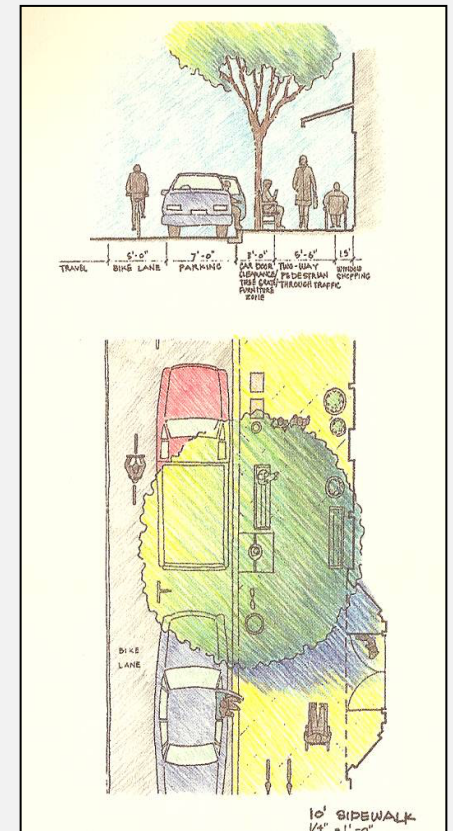
Materials & Colors

Signs & Lighting

Application of Principles

“STREETS AND THEIR SIDEWALKS, THE MAIN PLACES OF A CITY, ARE ITS MOST VITAL ORGANS.”

Jane Jacobs



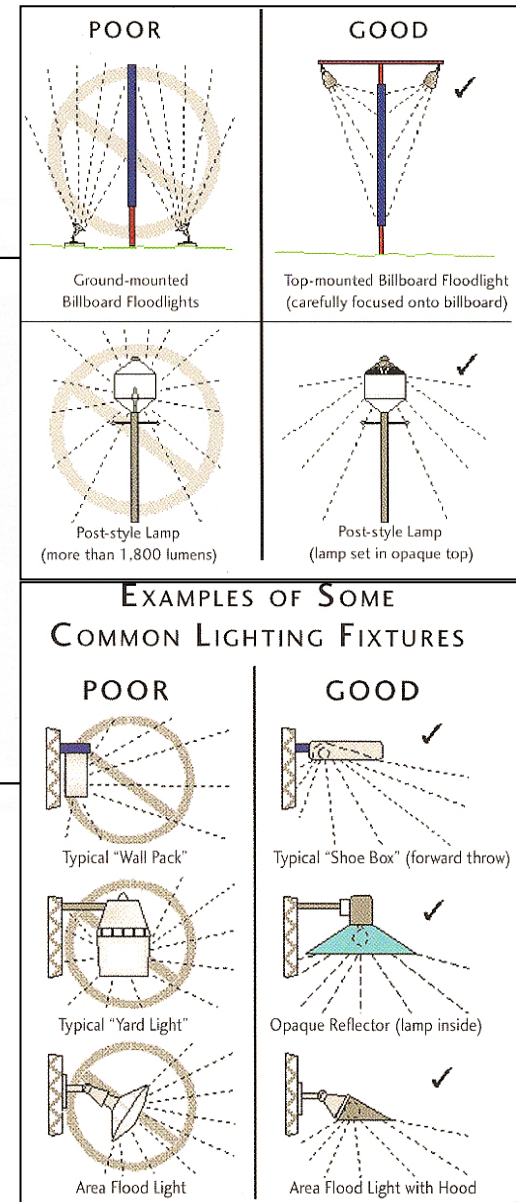
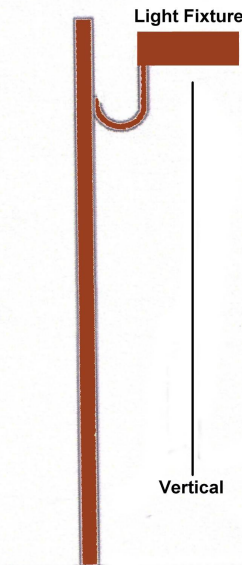
Source: *Creating Livable Streets* – Metro 2002, Portland Oregon

Design Guidelines: Lighting

Site lighting should be sufficient to facilitate the safe and convenient circulation of motorists and pedestrians, but not too bright so as to produce excessive light and glare. Given the historic character of the Village, coupled with the close proximity of residences in the vicinity of the Village's commercial and industrial areas, lighting shall be designed, directed and shielded in such a manner that direct light does not leave the perimeter of the site.

All outdoor lighting, including the fixture, pole, and other supporting elements, shall be designed to complement the overall design of the site and prevent excessive glare. To minimize excessive lighting, entry points and pedestrian crosswalks can be lit with accent lighting that helps to define these areas rather than using brighter lights throughout the site. Lower-level lighting can then be used in other areas of the site where less lighting is required. Shorter lighting poles can also be used to light pedestrian walkways. The following shall be incorporated into all commercial lighting plans.

- Timing mechanisms and photocells to reduce light levels and conserve energy during non-operational hours.
- Light that is mounted on the building shall also be down-lit and integrated as an architectural component of the building.
- All pole-mounted lighting (as shown above) shall have a full cut-off lens that does not allow light to shine above a 90-degree angle measured from the vertical line from the center of the lamp.
- Highly energy efficient lights, including LED lights are encouraged in order to reduce maintenance cost and energy consumption.
- Height of poles shall not exceed building heights and should be limited to no greater than 18 feet in height as measured from the ground to the top of the lighting pole.



Above: Examples of "Poor" and "Good" lighting fixtures.

Source: Otsego County Conservation Association
"Starry Nights in Otsego County"

ACRONYMS AND INITIALS

Appendix A

AFPB Agricultural and Farmland protection Board
BMP Best Management Practices
CIP Capital Improvement Plan
CCE Cornell Cooperative Extension
CFA State Consolidated Funding Application
CLG Certified Local Government
CPP Community Preservation Plan
CSA Community Supported Agricultural Programs
CUFSD Chester Union Free School District
FEMA Federal Emergency Management Agency
GHG Greenhouse Gas Emissions
HABS Historic American Buildings Survey
HAER Historic American Engineering Record
HALS Historic American Landscape Standard
ITE Institute of Transportation Engineers
MHI Median Household Income
MPO Metropolitan Planning Organization
MS4 Municipal Separate Storm Sewer System (Village of Chester is not an MS4 Municipality)
NRPA National Recreational Parks Association
NYSDOT New York State Department of Transportation
NYSERDA New York State Energy Research and Development Authority
NYMS New York Main Street
OCTC Orange County Transportation Council
PDR Purchase of Development Rights
SHPO State Historic Preservation (Office of)
SPDES State Pollutant Discharge System
STIP Statewide Transportation Improvement Program
SWPPP Storm Water Pollution Prevention Plan
TAP Transportation Alternatives Program
UPWP Unified Planning Work Program
USACOE United States Corps of Engineers
VMT Vehicle Miles Travelled
VOCCA Village of Chester Community Association
WWTP Waste Water Treatment Plant

Appendix B – ANNEXATION POLICY

The Village needs to establish a clear annexation policy providing property owners, developers, and officials from the adjoining Town with the procedures and conditions under which annexation of additional lands into the Village can occur.

The Village of Chester appreciates its historic role in helping property owners gain density and economic benefit through annexation. The Village also understands that with future growth pressures in the Town of Chester, developers will find annexation to the Village attractive in order to access the Village's significant infrastructure.

As part of an Annexation Policy the Village needs therefore to be sensitive to the concerns expressed by many residents that growth should not occur at a rate which overburdens the community. In seeking to gain control over sprawl-style development and in preserving open space while accommodating new residential and commercial uses in the Village, annexation can be a valuable tool.

Annexation at its best can be a tool to effectively create new neighborhoods complementary to existing neighborhoods and provide affordable housing for residents. It can also be a tool to gain needed parkland or recreation lands and improvements to the Village infrastructure. An annexation policy needs to insure that any newly annexed property is not isolated from other Village Properties, but is connected via road, sidewalks and pathways. Isolated neighborhoods must be avoided.

Annexation can also create problems. Of great concern is the need to avoid growth that could exceed the capacities of vital Village infrastructure.

Guidelines for Evaluating Proposed Annexations.

A. Guidelines for Evaluating Proposed Annexations. Article 17 of New York State General Municipal Law guides how lands may be annexed from one municipality to another. The Village of Chester understands that each petition for annexation must be considered on its own merits and a determination must be made on whether this annexation is "in the over-all public interest."

This Plan offers a general policy to help Village leaders establish what determines the "over-all public interest." Village leaders, today and in the future, should be consistent in dealing with annexation proposals, and apply uniform standards when making decisions regarding annexation. Village officials should be particularly concerned about the consequences of accepting an annexation and what strain will be placed on the municipality's resources that may result in increased costs to all residents. Here the Village seeks to address these issues in the context of the Comprehensive Plan policies.

To be certain that each annexation is in the best interest of the public, Village officials should establish guidelines by which to review and measure every proposed annexation. *The following basic principles should be carefully considered before an annexation is approved:*

- The boundaries of the area proposed for annexation should be looked at to determine the municipality's ability (both from a geographic and economic standpoint) to provide public services. It is critically important to determine if an annexation can be accommodated using the existing capacity of the infrastructure including central water (including the production capacity of the watershed and aquifer) and sewage treatment facilities, roads, schools and park/recreation lands.
- New development on annexed land must be compatible in design with existing and likely future development in the adjoining neighborhoods. This should include a mix of housing types and lot sizes providing housing affordable to a range of household income levels.
- The general terrain of the area should allow for expansion of utilities without prohibitive costs.
- The assessed valuation of the area and any proposed improvements should be sufficient to allow the area to pay its fair share of the cost of providing services.
- The area should contribute to the logical growth pattern of the Village and should encourage orderly growth. Annexation should offer density consistent with existing zoning and neighborhood character; irregular boundaries should be avoided.
- The annexed area should be no larger than the municipality is able to service adequately unless the developer provides the necessary capital improvements. Cumulative effects of other annexations should be evaluated for long time impacts on infrastructure.
- The preservation of historic farms and farm structures, which helps define the perimeter of the Village, is essential. The Village recognizes that it is surrounded by historic properties and structures that are of significant value and worthy of recognition and preservation. Their preservation will enhance the quality and character of the Village and the immediately surrounding areas. The Village should consider and encourage appropriate preservation, particularly when these properties and structures are within or adjacent to lands proposed for annexation.

B. Cooperation with the Town of Chester in Annexation Proceedings. The Comprehensive Plan encourages the Village of Chester and the Town of Chester to work together in the review of applications for annexation

Appendix C – RECOMMENDED HISTORIC DISTRICT PROPERTIES

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- ¹ James Ensign to John Yelverton Deed [Deed, dated May 19th, 1755, documenting the sale of 42 3/4 acres of one James Ensign to John Yelverton for the sum of 97 pounds and 4 shillings.]. (1755, May 19). Goshen, NY.
- ² M., E. H. (1901, September 10). Wawayanda Cheesecock Land patent Land trial. Independent Republican.
- ³ Sweeney, J. G. (1999-2001). Wawayanda v. Cheesecock: Orange County's "Trial of the (18th) Century". Journal of the Orange County Historical Society, 27, 28, 29 & 30.
- ⁴ Washington, G. (1782). George Washington's Expense Account (Rep.). National Archives and Records Administration
- ⁵ Yelverton Inn Has History of Old Colonial Gatherings. (1925, August 8). *Middletown Daily Times–Press*.
- ⁶ Clark, D. F. (1975). Townsend homestead Building-Structure Inventory (United States, New York State, Division For Historic Preservation Parks And Recreation).
- ⁷ Kenneth B. Lifshitz [Personal interview]. (2009, September 15). Author of 'Donderburg's Pumpkin Vine', a detailed commentary on the frantic preparations made in advance of the long-awaited British push, led by the British Navy up the Hudson Valley that occurred in early October of 1777.
- ⁸ Durland, F. (1927). Early Chester and its settlement. Chester, New York.
- ⁹ List of turnpikes in New York. (2018, April 01). Retrieved January 5, 2019, from https://en.wikipedia.org/wiki/List_of_turnpikes_in_New_York
- ¹⁰ Otterkill [State Education Department Historic Marker]. (1935). Chester.
- ¹¹ William A. Lawrence Succumbs to Paralysis. (1911, April 1). Middletown Times Press. Wright, Eugene. "A Star in Chester's Crown." Independent Republican [Goshen, NY] 8 Apr. 1981: 8-9. Print.
- ¹² Standardbred horses are known for their ability to race in harness at trot or pace instead of under saddle at a gallop. The breed is recognized worldwide for its harness-racing ability
- ¹³ (Durland, Frank. A Short History of the Township of Chester and the Incorporation, Village Water Works, etc. 1941).