



VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: AVERSA SUB-DIVISION
PROJECT LOCATION: 20 HIGH STREET
SECTION 104 – BLOCK 05 – LOT 7.1
PROJECT NUMBER: 22-01
DATE: 21 JUNE 2022
CONSULTANT: JAMES A. DILLON, PLS
PLAN DATE: 31 MAY 2022
DESCRIPTION: THE PROJECT PROPOSES THE 2 LOT SUB-DIVISION FOR TWO EXISTING DWELLINGS. PROJECT IS BEFORE THE BOARD FOR ITS INITIAL APPEARANCE THIS EVENING.

1. The application is proposing the two lot sub-division of an existing 0.5531 acre property with two existing dwellings. Proposed Lot #1 would be 0.3144 acres and include a single family house. Proposed Lot #2 would be 0.2387 acres and include the existing carriage house apartment and garage. The applicant has included a Zoning Bulk Table which appears correct for the proposed zone and use use, however the applicant has noted that proposed Lot #2 does not meet the minimum requirements for Lot Area and Lot Width. Therefore, both will require a variance from the Town’s Zoning Board of Appeals. As such, it is my recommendation that the Planning Board deem this application incomplete and forward the application to the Zoning Board of Appeals for the necessary action.
2. The application states that the proposed action will connect to existing water supply and wastewater utilities. Notes #2 and #3 on the plan state these will connect to municipal sources. The plan should show the existing location of both, including water and sewer connections, for Lots 1 & 2.
3. The Rear Yard setback distance for Lot #1 is shown on the plan as 43.4’ from the corner of the existing house. The Building Inspector should comment on whether this measurement should instead begin at the corner of the existing deck.
4. The applicant should verify that the habitable dwelling space for Lot #2 does not include attic spaces with ceilings less than 5’ in height.
5. The plan identifies an existing 10’ wide easement for the brick walkway as it leaves the property to the southeast. It was discussed during Work Sessions that the applicant would likely desire an additional easement over Lot 2 for the benefit of Lot 1 for this existing brick walkway. Please show proposed easement on the plan if still desired.
6. There was concern during Work Session discussions regarding fire access for the carriage house (Lot #2). The applicant should consider driveway improvements as part of this project, specifically paving a portion of the existing gravel drive so that the limits of driveway pavement extend to the front

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corner of the house. Similarly, the steepness of the existing driveway should also be further investigated for potential concerns.

7. Our office will continue review after the receipt of the necessary variances.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read "Jamison Zajac". The signature is fluid and cursive, written over a light gray horizontal line.

Jamison Zajac, P.E.
Senior Engineer

JZ/st