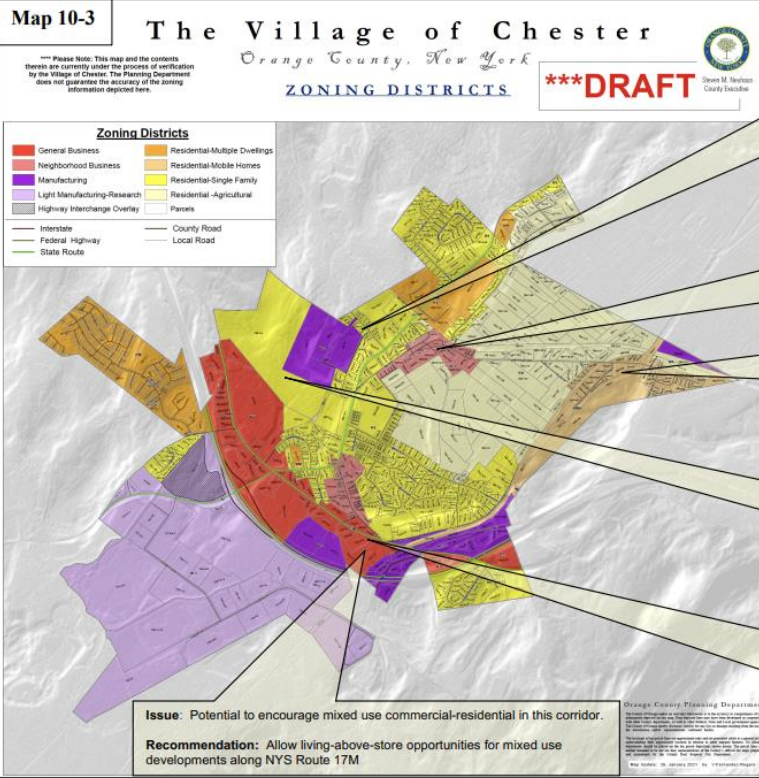


# Total of 32 Parcels for Rezoning

1 Parcel Lorgan (**YELLOW** on list)

23 Parcels Identified in Comprehensive Plan (**ORANGE** on list)

8 Parcels previously rezoned (**GREEN** on list)



Village of Chester, New York

**23 parcels have been identified in the Comprehensive Plan**

# Comprehensive Plan

**Issue:** This is site of Nexans Energy USA, a manufacturer of wire and cable that has made product at this location for 66 years. Tractor-trailer access to the facility is cumbersome due to roadway geometry at NYS Route 94 and Oakland Avenue.

**Recommendation:** Meetings with OCTC, NYSDOT, Village Officials and officers of Nexans to improve roadway geometry at NYS Route 94/Oakland Avenue and Main St. RS/Technology Overlay District to be considered and connectivity to new development.

**Issue:** There is a need for renovation of existing buildings and new infill buildings in Uptown and Downtown. However, renovations and new buildings must respect existing historic buildings to maintain integrity of the historic districts.

**Recommendation:** Adopt Design Guidelines and create Architectural Review Board or give Planning Board such powers.

**Issue:** This area is zoned RMH-Residential Mobile Home. The undeveloped area consists of upland fields with steeper slopes that do not have access to central water or sewer.

**Recommendation:** This area may lend itself to farm-worker housing. More analysis to determine whether to rezone to RS District.

**Issue:** Proposed BT Holdings development with up to 120 single-family residential home or development in accordance with the RS-Technology Overlay District.

**Recommendation:** Require at least 2 means of ingress and egress for all properties of more than 50-acres to mitigate traffic impacts and ensure emergency access.

**Issue:** There is presently an eclectic mix of commercial and light industrial uses in this portion of the NYS Route 17M corridor. With the advance of Legoland, the OCTC and NYSDOT have added funding to the UPWP to undertake a NYS Route 17M Corridor Study.

**Recommendation:** This Plan recommends that consideration should be given to rezoning the M-2 Zoning District along NYS Route 17M to B-2, coupled with, the adoption of Design Guidelines for the corridor.

# **Comprehensive Plan Identified 23 Parcels for Rezoning**

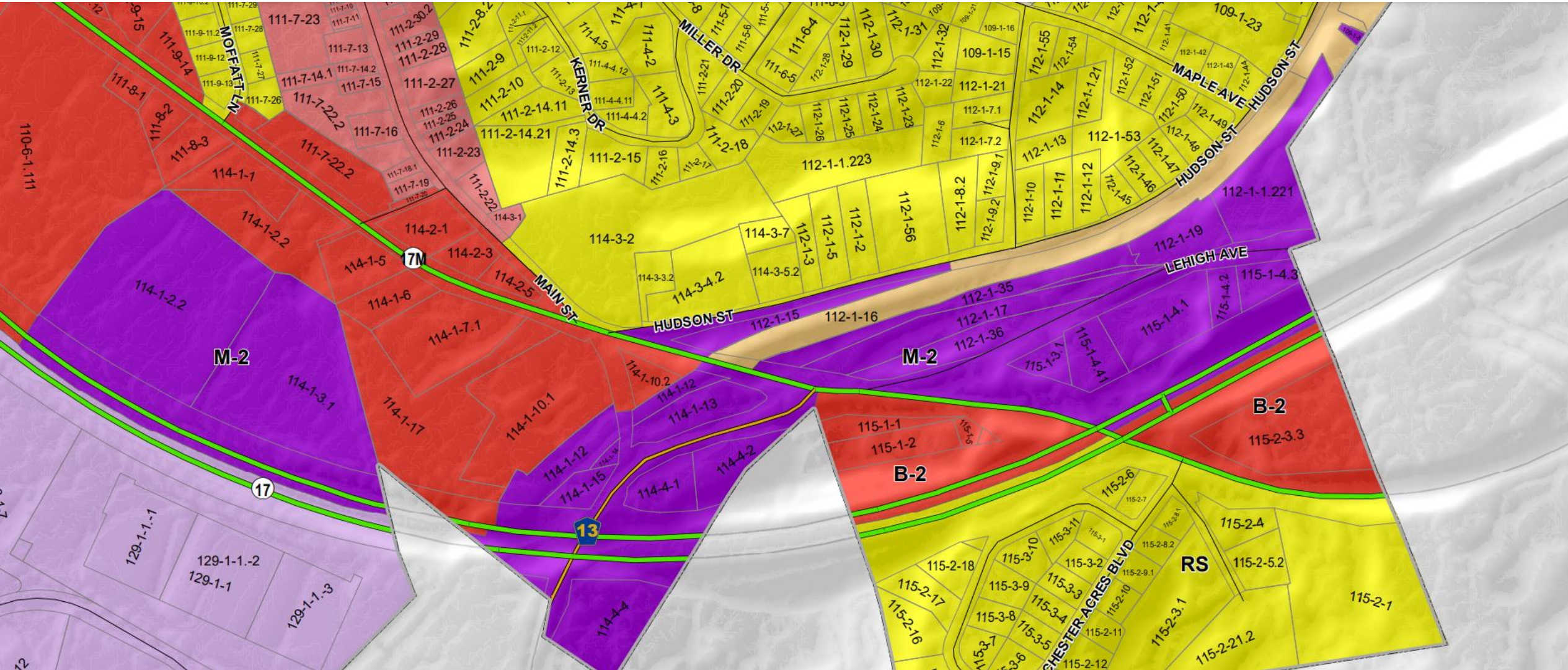
20 Parcels to be rezoned from M2 to B2

1 Parcel to be rezoned from M2 to RS

1 Parcel to be rezoned from M2 to RA

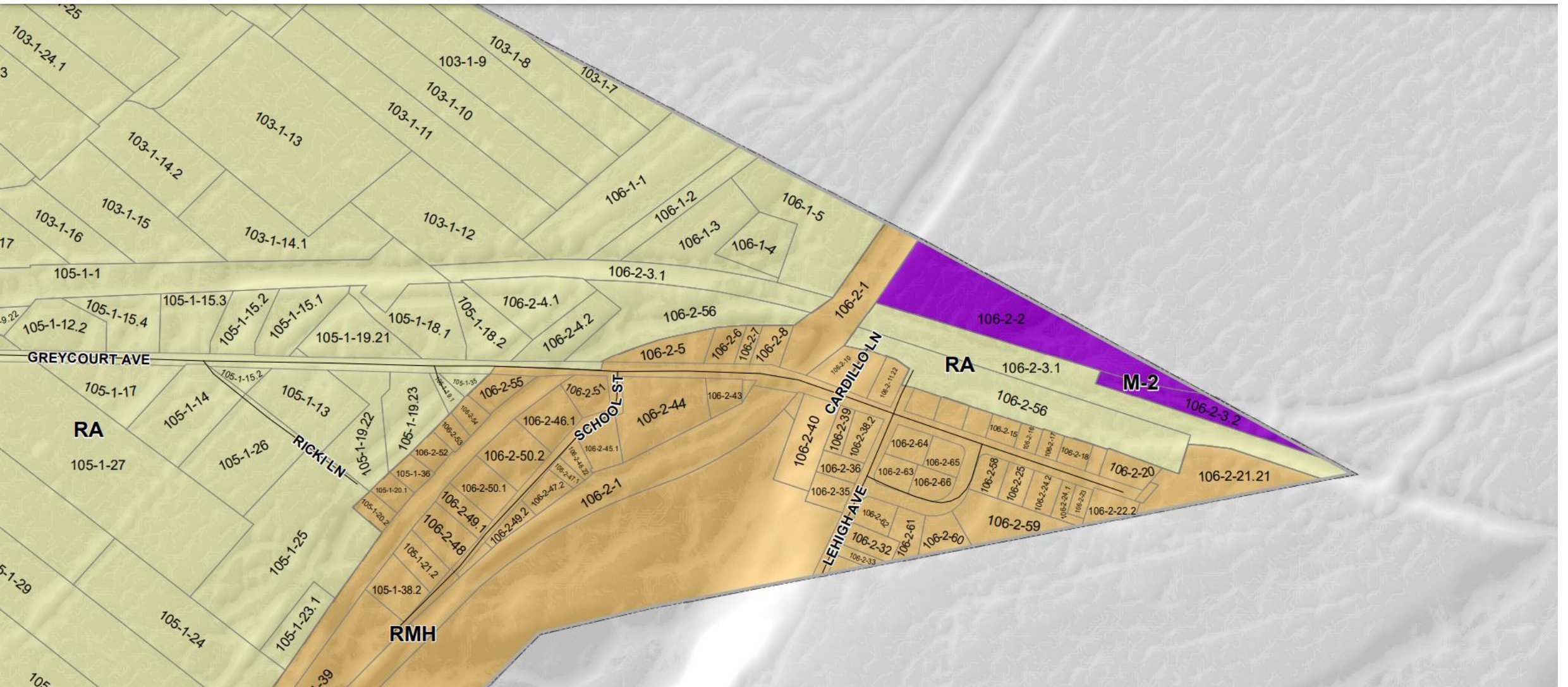
1 Parcel to be rezoned from M2 to RMH

# Brookside Avenue – Kings Highway – Lehigh Avenue



M2 – Purple, B2 Red, RS Yellow

# Village of Chester parcel located in Camp LaGuardia



M2 – Purple, RMH – Orange/Brown, RA Tan

# M2 / B2 Comparison of Permitted Uses

## M2 Manufacturing:

1. Wholesale storage and warehouse facilities.
2. Gasoline and fuel storage tanks located entirely underground.
3. Lumber, wood, feed and other similar storage yards not salvage or junk yards.
4. Manufacturing, processing, producing and fabricating operations which do not produce any noises, fumes, odors or vibrations.
5. Trucking terminals with repair and servicing facilities, provided that all repairs and servicing, except for refueling, shall be conducted within a fully enclosed structure.

## B-2 General Business:

1. All business uses permitted in the B-1 District subject to B-2 District regulations.
2. Theaters, except drive-in theaters.
3. Hotels and motels.
4. Automotive sales agencies for the sale of new motor vehicles and parts within an enclosed structure, including trucks, trailers and boats.
5. Garages and filling stations, subject to the following provisions.
  - a. No repair work is to be performed out of doors.
  - b. All gasoline and oil tanks are buried below ground level.
  - c. All motor vehicles, parts and similar articles are stored within a building.

# RS / RMH / RM / RA Permitted Uses

## RS Residential - Single-Family:

1. Single-family dwellings, not to exceed 1 dwelling unit per lot.
2. Prefabricated and modular dwellings, not to exceed 1 dwelling per lot.

## RMH Residential - Mobile Homes:

1. RS permitted uses.
2. Mobile dwellings.
3. Mobile dwelling parks.

## RM Residential - Multiple Dwellings:

1. RS permitted uses and two-family dwellings, not to exceed 2 dwellings per lot.

## RA Residential - Agricultural:

1. Commercial agricultural operations provided that there shall be no stable, similar animal housing, the storage of manure or other dust- or odor-producing substance or use (except spraying and dusting to protect vegetation) or parking of vehicles within 150 feet of any lot line.
2. Raising of field and garden crops, vineyard and orchard farming and the maintenance of nurseries.
3. Food processing and packaging plants including drying and food freezing establishments.
4. Warehousing and wholesaling of farm products and retail establishments devoted to the sale of farm and food processing supplies.

# M1 / B1 Permitted Uses

## M1 Light Manufacturing-Research

1. Wholesale storage and warehouse facilities.
2. Manufacturing, processing, producing and fabricating operations which do not produce any noises, fumes, odors or vibrations.
3. Research laboratories.
4. Business and industrial office facilities.

## B1 Neighborhood Business

1. RM permitted uses.
2. Wholesale and retail establishments, provided that all wares are stored within a building.
3. Banks and similar institutions.
4. Personal service shops and offices.
5. Restaurants and luncheonettes.
6. Taverns.
7. Hotels where food and lodging are furnished to either residents or transients and the usual appurtenant uses incidental to the operation of such a hotel.
8. Assembly halls, bowling alleys, billiard and pool parlors.
9. Bus and railroad passenger stations, telegraph and express offices.