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## Orange County Department of Planning

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### 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:** Arthur and Alison Aversa

**Project Name:** Aversa Subdivision

**Proposed Action:** Minor Subdivision creating two lots from one existing parcel; each proposed lot will contain one dwelling unit

**Reason for County Review:** Within 500 feet of NYS Route 94 (High St)

**Date of Full Statement:** August 8, 2022

**Referral ID #:** CHV 04-22N

**Tax Map #:** 104-5-7.1

**Local File #:** PB-22-01

#### Comments:


The Department has received the above referenced minor subdivision and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Environmental Constraints: The proposed project is in an area known to contain habitat suitable for endangered or threatened species, specifically including the Northern Long-Eared Bat. Although the property is developed and no construction is proposed as a result of this application, we advise the Town and the applicant to ensure that best practices are followed in the event of future construction, in order to minimize any accidental takings of these species. Best practices are likely to include times for tree harvesting, among other measures.

#### County Recommendation: Local Determination

**Date:** September 7, 2022

**Prepared by:** Megan Tennermann, AICP  
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).

