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Village of Chester Planning Board

Site Plan Review

Project Name: Tractor Supply- Chester Mall

Project Location: Brookside Avenue / NYS Route 17M
SBL: 107-3-3

Reviewed by: John Queenan, P.E.

Date of Review: February 27, 2023

Plans Reviewed: Site Plan consisting of 2 sheets prepared by Brooker Engineering, PLLC dated 12/08/2022

Project Summary: The applicant proposes expansion of the Tractor Supply retail space into the adjoining vacated space within the existing shopping plaza as well as the following exterior site modifications:

- The existing fenced enclosure in the parking lot will be removed and 36 parking spaces delineated;
- 2 “trailer equipment” storage containers will be placed in the parking lot eliminating 9 existing parking spaces;
- A greenhouse will be placed on the northwest side of the building in a fenced enclosure;
- A 1000 gallon propane tank will be enclosed in chain link fence to the rear of the greenhouse;
- Outdoor merchandise display is proposed for the full length of the façade; and
- New signage is proposed on both the main portion of the building and on the greenhouse and two existing pylon signs will be re-faced.

Comments:

1. The Project Site is located in the B-2 Zone where retail uses are principal permitted uses provided “*all wares are stored within a building*”. While the subject application proposes outdoor storage of merchandise, it was discussed at the workshop meeting that the applicant may have received a variance to permit the outdoor display. This variance should be provided for review to determine the existing to which outdoor display is permitted and what conditions may have been established.

2. All sidewalk and door locations should have a minimum of 5 ft clearance from the outdoor displays. Some doors are not centered and widths are variable.
3. The container storage should be shown on sheet 1 of the plan set and a detail or more information should be provided on what this storage area will look like. It appears that this storage is proposed in both the front setback and in the existing 20-foot wide Orange and Rockland Utility Easement. Is additional lighting proposed for this area?
4. The square footage of the proposed retail space should be provided on the plan.
5. The Parking at the site is shared among the various uses in the shopping plaza. While the applicant's narrative confirms that 27 additional spaces will be created with the subject plan, the narrative should also compare the former parking demand of the bowling alley/restaurant to the demand of the space as a retail space only.
6. Is the intent of the propane tank for public sale and tank filling?
7. The existing drop curbs and fire lane striping should be shown on the plans.
8. A crosswalk and associated STOP sign is currently provided in front of the existing store. This should be shown on the plan or an alternative crosswalk location should be shown.
9. The applicant should confirm whether the existing building façade sign will be removed?
10. Based on Section 98-18 of the zoning code, the maximum area for individual business identity signs is 50 square feet. The proposed building façade sign is 18' by 6' or 108 square feet. This appears to require a variance.
11. The applicant has provided a short EAF which we find acceptable.
12. The application requires referral to the Orange County Planning Department based the proximity to NYS Route 17M.

This concludes our plan review at this time. If you have any questions or wish to discuss further please contact our office.