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March 16th, 2023

Narrative Summary
Chester Mall Tractor Supply
Section 107 Block 3 Lot 3

This narrative has been prepared as part of the submittal of revised plans for approval of the Chester Mall Tractor Supply site plan amendment.

The subject property is a 27.4974-acre parcel located on the easterly side of Brookside Avenue known as the Chester Mall. The property is located in the B-2 zoning district under permitted use 6. Under the proposed project, "Tractor Supply Co." will be acquiring the formerly known "Colonial Lanes" bowling alley space within the Chester Mall. Minor site modifications are proposed for the Chester Mall around the Tractor Supply Co. vicinity.

The wood stockade fence with brick pillars, located in the northwest parking area is to be removed under the proposed project. With the removal of the fence, 36 additional parking spaces are proposed. Two designated areas of permanent trailer equipment display areas are proposed and will eliminate 9 existing parking spaces. The parking calculations have been updated to reflect the additional area acquired by Tractor Supply Co. and new tenants throughout Chester Mall. The total amount of spaces required is 1,196 and the proposed total parking spaces provided is 939. A parking study dated June 25, 2012 prepared by John Collins Engineers, P.C. addresses the required parking and the available parking for this project. The project presented by this site plan is in conformance with the needs identified by the parking study.

It is anticipated there will be less of demand for parking for a larger retail space of Tractor Supply when compared to the former demand of the bowling alley/ restaurant. A shorter parking duration is anticipated due to the nature of the Tractor Supply retail store when compared to the bowling alley/ restaurant. As a comparison to the previously approved site plan, the required parking for Tractor Supply, restaurant, and the bowling alley is 306 parking spaces. As part of the proposed project, the required parking for Tractor Supply is 238.2 parking spaces in accordance with Village code. This includes the additional retail space from the restaurant and bowling alley.

Under the proposed project, a premanufactured 2,592 square foot greenhouse will be installed on the north western portion of Chester Mall, adjacent to Tractor Supply Co. The proposed greenhouse will be located within the existing wood stockade fence with brick pillars. A 1,000-gallon propane storage tank is proposed and will be located within the existing wood stockade fence with brick pillars. The propane tank will be enclosed by a 5' fence and will have concrete bollards around the perimeter. A permanent sidewalk display area is proposed in the sidewalk frontage of Tractor Supply Co. A 5-foot sidewalk clearance is shown on the site plan. There are no additional bathrooms proposed in Tractor Supply. The existing shipping containers located in the rear of Tractor Supply will be removed once the project is complete. The items within the containers and the removed wood stockade fence will be relocated within Tractor Supply.

The pylon signs along Brookside Avenue are proposed to be updated under the proposed project. Sign details have been provided on the site plans. A gabled façade mounted Tractor Supply Co. sign is proposed to be mounted onto the existing façade of Chester Mall in between two existing overhangs as depicted on the site plans. A garden center sign is proposed to be mounted onto the front of the premanufactured greenhouse.

No new light poles are proposed for this project. The proposed parking area striping will match the existing Chester Mall parking striping. There are no changes in impervious coverages under this project.

This submitted site plan is a modification to the previously approved Chester Mall Overall Site Plan by AFR Engineering and Land Surveying, P.C. dated 5/29/12. The existing site plan except as modified in the submitted modified site plan.

The plans have been revised based upon the review at the March 7, 2023 Planning Board meeting and comments provided by the Village Engineer. The most significant revisions are summarized below:

- A parking stall was added to the revised site plan which is to be dedicated for customers of Tractor Supply to utilize for propane tank pick up/ fill up
- Sidewalk and door locations were revised to include a minimum of 5 ft. clearance from the outdoor displays
- The retail space of Tractor Supply has been added to the revised site plan
- Existing drop curbs and fire lane striping are shown on the revised plan within the vicinity of Tractor Supply
- The existing cross walk and stop signs are shown on the revised plan within the vicinity of Tractor Supply

With this submittal, we are requesting to have the project placed on the March 28th, 2023 Planning Board agenda.

The responses below address the specific comments received from the Village Engineer.

Lanc & Tully Engineering and Surveying, P.C. review letter, letter dated 2/27/23

1. *COMMENT: 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.*

Response: A facsimile transmittal (dated 8/6/04) from the Village of Chester Planning Board Secretary regarding the Chester Mall, has been provided as part of this submission. As per the transmittal, "The sidewalk display is allowed if it is displayed in the day and brought back inside after store hours." The proposed site plan amendment would adhere to the agreement set forth in the provided transmittal.

2. *COMMENT: 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.*

Response: The site plan has been revised for sidewalk and door locations to have a minimum of 5 ft. clearance from the outdoor displays. The architectural elevation drawings have been provided in this submission. The doors range in width and are dependent on the door type.

3. *COMMENT: 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?*

Response: There is no container storage proposed on the site plan. Dedicated permanent trailer equipment display areas have been added to Drawing 1. A letter addressed to Orange and Rockland Utility and has been provided in this submission. No additional lighting is proposed for the project.

4. *COMMENT: The square footage of the proposed retail space should be provided on the plan.*

Response: The square footage of the proposed retail space has been added to the revised site plan.

5. *COMMENT: 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.*

Response: The site plan has been revised to include 28 additional spaces. One additional parking space was added to the revised site plan to be dedicated for customers to utilize for propane tank pick up/ fill up. A parking study dated June 25, 2012 prepared by John Collins Engineers, P.C. addresses the required parking and the available parking for this project. The project presented by this site plan is in conformance with the needs identified by the parking study. It is anticipated there will be less of demand for parking for a larger retail space of Tractor Supply when compared to the former demand of the bowling alley/ restaurant. A shorter parking duration is anticipated due to the nature of the retail store when compared to the bowling alley/ restaurant. The previously approved Chester Mall Overall Site Plan by AFR Engineering and Land Surveying, P.C. dated 5/29/12 includes parking calculations for the project site. As a comparison to the previously approved site plan, the required parking for Tractor Supply, restaurant, and the bowling alley is 306 parking spaces. As part of the proposed project, the required parking for Tractor Supply is 238.2 parking spaces in accordance with Village code. This includes the additional retail space from the restaurant and bowling alley.

6. *COMMENT: Is the intent of the propane tank for public sale and tank filling?*

Response: The proposed propane tank is intended for public sale of tank filling. Tractor Supply customers would utilize the dedicated parking space for propane tank pick up/ fill up.

7. *COMMENT: The existing drop curbs and fire lane striping should be shown on the plans.*

Response: The existing drop curbs and fire lane striping have been added to the revised site plans within the vicinity of Tractor Supply.

8. *COMMENT: 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.*

Response: The existing crosswalk and associated STOP signs have been added to the revised site plans within the vicinity of Tractor Supply.

9. *COMMENT: The applicant should confirm whether the existing building façade sign will be removed?*

Response: The existing Tractor Supply building façade sign will be removed. The sign will be replaced with a gabled façade mounted Tractor Supply Co. sign and is proposed to be mounted onto the existing building façade of Chester Mall in between two existing overhangs as depicted on the site plans.

10. *COMMENT: 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.*

Response: If required, a variance will be requested for the proposed building façade sign.

11. *COMMENT: The applicant has provided a short EAF which we find acceptable.*

Response: Comment noted; no response necessary.

12. *COMMENT: The application requires referral to the Orange County Planning Department based the proximity to NYS Route 17M.*

Response: Comment noted; no response necessary.

Thank you for your review and consideration, please contact me with any questions regarding this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mr. Brooker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brian A. Brooker, P.E., Managing Member
BROOKER ENGINEERING, P.L.L.C.