

**NY OFFICE**

74 Lafayette Avenue, Suite 501 845.357.4411 Tel  
Suffern, NY 10901 845.357.1896 Fax

**NJ OFFICE**

22 Paris Avenue, Suite 105 201.750.3527 Tel  
Rockleigh, NJ 07647

April 13, 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 1,195 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 237.5 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 dedicated parking stall is proposed for propane tank pick up/filling. 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.

**LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING**

Brian Brooker, P.E. Eve Mancuso, P.E., C.M.E. Ken DeGennaro, P.E., C.F.M. Anthony Riggi, P.E.  
Benjamin Levitz, P.E. Cheng-Yu Ku, P.L.S. Dennis Rocks, P.E., C.F.M. Elvia Baca, P.E. Hillary Chadwick, P.E., Joseph J. Moran, P.E.  
Joseph Nyitray, P.E. Matthew Trainor, P.E. Nestor Celiz, P.E. Ryan Zoppa, P.E. Shardul Patel, P.E. Vincent Kane, P.E.

The plans have been revised based upon the review at the March 27, 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 in the rear area of the propane tank
- The permanent sidewalk display door clearances have been revised
- The retail space square footage has been revised based upon the revised architectural floor plan
- The parking calculations have been revised based upon the total revised retail space square footage
- The existing sidewalk width has been added to the revised site plan
- The peak roof height of the proposed greenhouse has been added to the revised site plan
- General Note No. 13 on Drawing 1 and Project Note No. 7 on Drawing 2 state "As per Planning Board meeting minutes dated 1/27/2004, the sidewalk display is allowed if it is displayed in the day and brought back inside after store hours"
- A cross walk and corresponding stop signs for the proposed main entrance of Tractor Supply has been added to the revised site plan

With this submittal, we are requesting to have the project placed on the April 25th, 2023 Planning Board agenda.

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

**John Queenan, Village of Chester Planning Board, review letter of 3/24/23:**

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". Based on Planning Board meeting minutes from 2004, the outdoor display of materials was permitted as long as materials were not stored overnight. The applicant's narrative states they will adhere to this condition.*  
**Response:** The applicant will adhere to the Planning Board meeting minutes from 1/27/2004. The meeting minutes state the outdoor display of materials was permitted as long as materials were not stored overnight. General Note 13 on Drawing 1 and Project Note 7 on Drawing 2 state "As per Planning Board meeting minutes dated 1/27/2004, the sidewalk display is allowed if it is displayed in the day and brought back inside after store hours."
2. *COMMENT: Since the last meeting, the applicant has revised the plans to include the requested striping to prohibit parking in the area surrounding the propane tank. It is still unclear if parking at this area is provided. The no parking striping should extend the entire length of the rear of this area to the building and to the end of the tank pad.*  
**Response:** The no parking striping has been extended the entire length of the rear of this area to the building and to the end of the tank pad. An additional parking stall was added in the rear of the propane tank area located outside of the fence line and outside of the indicated no parking striping. The parking stall is proposed to be dedicated for propane tank pick-up/ filling.
3. *COMMENT: There are several door locations identified along the frontage of the building. A crosswalk should be provided to what appears to be a main doorway adjacent to the main doorway, unless this door is only for emergency use.*  
**Response:** A crosswalk and corresponding stop signs have been added to the site plan in the location of the proposed main entrance of Tractor Supply.
4. *COMMENT: The height of the greenhouse should be provided on the plan.*  
**Response:** The peak roof height of the greenhouse has been provided on the revised site plan.
5. *COMMENT: The applicant has provided a short EAF which we find acceptable. We believe a negative declaration can be adopted to complete the SEQR process at this time.*  
**Response:** Comment noted; no response necessary.

6. *COMMENT: The Planning Board authorized referral to the Orange County Planning Department at its February meeting.*

**Response:** Comment noted; no response necessary.

7. *COMMENT: The applicant has demonstrated that the sewage use for the project will be less than the previous use of the bar/bowling alley.*

**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 that reads "Brian Brooker". The signature is written in a cursive, flowing style.

Brian A. Brooker, P.E., Managing Member

**BROOKER ENGINEERING, P.L.L.C.**