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May 11, 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 plans have been revised based upon the review at the April 25, 2023 Planning Board meeting and comments provided by the Village Engineer. The most significant revisions are summarized below:

- A callout has been added regarding the permanent sidewalk display area which states "permanent sidewalk display area boundary to be striped (Maintain 5'-0" clearance at all times)."

With this submittal, we are requesting to have the project placed on the May 23rd, 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 4/24/23:

1. *COMMENT: Relocate fence along side of the building to increase width of the lane.*
Response: The existing road width of 30 feet along the side of the building is adequate. No measures are proposed to increase the existing width of the lane along the side of the building.
2. *COMMENT: Cut back fence 10 ft by propane tank to allow for loading/ unloading for customers.*
Response: A designated parking stall is proposed along the rear building fence line to allow for loading/ unloading customers. No fence modifications for additional parking are proposed.
3. *COMMENT: Stripe the sidewalk to ensure 5 ft clear space for access, where outdoor storage is proposed.*
Response: A callout has been added to the site plan in the vicinity of the permanent display area which states "permanent sidewalk display area boundary to be striped (maintain 5'-0" clearance at all times)."

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

Sincerely,



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