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23 August 2023

Mr. Richard A. Ramsdell, Chairman
Village of Chester Planning Board
47 Main Street
Chester, NY 10918

RE: NY Onnuli Evangelical Church
62 Main Street, Village of Chester, Orange County, NY
Section 104, Block 5, Lot 11

Dear Chairman Ramsdell:

Enclosed are drawings and architectural renderings that have been revised to reflect the comments and review of the above referenced project at the Village of Chester Planning Board following motions declared at the June 22, 2021 planning board meeting:

- “Declare the intent of the Village of Chester Planning Board to be Lead Agency.”
- “Declare this an unlisted action under SEQRA.”
- “Refer this application to Orange County Planning under General Municipal Law 239 M and N.”
- “Schedule a public hearing for July 27, 2021.”

July 27, 2021 - A public hearing was held on July 27, 2021 whereby the Board made a motion to open and then close the public hearing with a 15-day submission period for written comments. In addition, the Board had a general discussion of the project.

April 12, 2023 – This firm drafted a letter to the planning board requesting a copy of the written comments that may have been received up until August 11, 2021.

April 17, 2023 - This firm received and reviewed written comments from the public hearing along with the accompanying correspondence and these have been addressed.

The application is for a complete rebuild of the existing church structure as the current structure is not energy code compliant.

We are in receipt of a letter prepared by Shawn Arnott, PE dated June 22, 2021, in response we offer the following comments:

1. Noted.
2. The parking calculation has been updated based upon that section of code noted as “a place of public assembly” which requires one (1) for every three (3) seats or 50 SF of floor space open to the public assembly. Based upon on the architectural plans where the sanctuary overall size is 37’ x 37’ or 1,369 SF utilizing the one (1) parking space per 50, we calculate twenty-eight (28) seats required plus two (2) for the residential building for a total of thirty

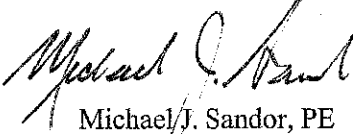
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(30) parking spaces. Currently the plan shows thirty (28) parking spaces. The additional would be available on the village street.

3. Noted.
4. The application was submitted to the water department for comment.
5. The street superintendent has reviewed the project.
6. The Village of Chester is reviewing the existing sanitary sewer study and assume that this was done within this property as there is easement for the sewer main.
7. The ADA parking space has been revised per the comments noted.
8. The dimensions of each building are noted on the plan.
9. The water main is shown as a 4" water main as we anticipate fire protection will be provided to the building.
10. The water service will be located at the connection on Main Street.
11. The existing sewer main is noted on the plan.
12. The grass line swale at the footing drain has been supplemented with additional erosion controls.
13. The lighting plan has been revised to show the foot candles up to the property line.
14. SHPO has reviewed and commented on the plan.
15. The Orange County Planning Department has reviewed and commented on the General Municipal Law.
16. The Board has been declared to be Lead Agency.
17. The public hearing opened and closed on July 27, 2021.

We are requesting to meet with the Board to continue this application. Please contact this office as to when a date and time can be scheduled. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,
MJS Engineering & Land Surveying, PC



Michael J. Sandor, PE
Project Manager

MJS/mlp
Enclosures

cc Pastor Im Woonsoon, NY Onnuli Evangelical Church
David Lee, Principal & Project Director, Creative Space Design, Inc.