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**VILLAGE OF CHESTER**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** NY ONNULI EVANGELICAL CHURCH SP  
**PROJECT LOCATION:** 62 MAIN STREET  
SECTION 104 – BLOCK 5 – LOT 11  
**PROJECT NUMBER:** 21-04  
**DATE:** 22 JUNE 2021  
**CONSULTANT:** MJS ENGINEERING AND LAND SURVEYING  
**PLAN DATE:** 8 JUNE 2021  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONSTRUCTION OF AN APPROXIMATELY 6,700 SQUARE FOOT CHURCH TO REPLACE THE EXISTING CHURCH GENERALLY ON THE EXISTING FOOTPRINT. THE APPLICATION IS BEFORE THE BOARD FOR ITS INITIAL APPEARANCE THIS EVENING.

1. The property is located in the RS Zoning District in the Village. The use is allowed as a special permitted use #13 in the Bulk Table subject to site plan approval by the Planning Board.
2. The parking calculations should be updated to be in accordance with the Public Facility parking calculation. Further, the calculation does not include the necessary parking for the existing dwelling on the site.
3. The site improvements indicated include minor drainage utility improvements for the new building and the widening of the proposed thru-driveway from Main Street to High Street as well as some additional parking along High Street. Our office notes that there are no improvements indicated within the NYSDOT right-of-way.
4. The proposed water service and sewer service should be reviewed by the applicable jurisdictions.
5. Input from the Street Superintendent should be received on the proposed drainage improvements located along Main Street.
6. The applicant should be aware of the Village’s ongoing sanitary sewer study. Our office suggests that the section of pipe to be televised between identified sanitary sewer manhole #138 and #337B reviewed prior to proposed driveway and improvements on the site.
7. The applicant has submitted an ADA parking space layout detail on Sheet C-5. Regarding said detail, the applicant should provide:

- All striping for the handicapped space must be blue. When a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.
  - For the cross-hatched access lane near the “bottom” add painted text “NO PARKING” (also in blue).
8. The dimensions to each building corner from each lot line should be identified.
  9. A water service connection detail has been provided on Sheet C-6. However, our office notes that the proposed water service to serve the church is noted as 3-inch. The water service connection detail is noted as ¾” copper.
  10. The type of proposed water service as well as the existing water located within Main Street should be identified on the plans.
  11. The size and type of existing sewer main should be identified on the plans.
  12. The applicant has proposed a grass-lined swale and footing drain to daylight along the southeast side of the site. Our office is concerned regarding potential erosion at the outlet of each of these point discharges.
  13. Regarding the proposed lighting plan, our office notes the following:
    - The foot candle reading should be run to zero on all sides of the property.
    - The proposed light levels on the northwesterly side of the site appear to be zero within existing parking spaces as well as in front of the two-story dwelling. Our office is concerned about safety for patrons using these parking spaces as well as approaching the dwelling.
    - Our office typically recommends less than 3,500K color temperature on all outdoor lights.
  14. The EAF identifies potential archeological sensitivity of the site. Therefore, our office suggests that SHPO be consulted for input for any potential effects on surrounding archeologically sensitive areas.
  15. This project is within a 500-foot distance from NYS Route 94 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
  16. The application is an unlisted Action. Therefore, the Board should consider circulating for Lead Agency.
  17. The Planning Board should consider authorizing the mandatory Public Hearing for this Special Permit use, per the requirements of Section 98-25(B) of the Village Code.

Respectfully Submitted,



Shawn E. Arnott, P.E.  
Engineer for the Planning Board  
SEA/dns