

October 12, 2023

Village of Chester Planning Board
47 Main Street
Chester, NY 10918
Attn: Sandy VanRiper, PB Secretary

Ref: PDJ Components, Inc.
31-35 Brookside Avenue (“Project Site”)
Village of Chester:114-1-10.1, 10.2 & 17

Dear Planning Board Members,

Civil Tec Engineering & Surveying reviewed the Village of Chester’s Village Engineer’s comments, John Queenan from Lanc & Tully, dated June 23, 2023, in response to the Applicant’s Site Plan application. The Applicant has also updated the Site Plans, dated October 11, 2023 and the Short Environmental Assessment Form in accordance with the responses below.

Comments:

- 1. The Village Board recently amended the Village’s zoning that resulted in re-zoning this Project Site to a B-2 zone. Our office would suggest the applicant provide a narrative to address the new zoning requirement of expanding a non-conforming use and identify the proposed uses on the site and corresponding square footage. The plan should identify the proposed use breakdown for each building.*

On June 12, 2023, the Village of Chester Board of Trustees adopted Local Law 3 which amended Chapter 98, Article III, Section 98-2(A)(2) with regards to nonconforming uses. The Local Law allows for the expansion of a nonconforming uses, pursuant to a special use permit, by more than 15% of the total floor area of the structure if the Applicant provides the following:

- a) The proposed expansion will not adversely alter the character of the neighborhood;
- b) The proposed expansion will not have more of a deleterious effect on the neighborhood and adjoining properties than the existing nonconforming use. In determining deleterious effect the Village Board of Trustees shall take into consideration, among other things, traffic safety, nuisance characteristics, manner of operation, visual impact and the specific conditions of the premises; and
- c) The proposed expansion improves existing conditions on the subject premises and may reduce existing impacts, including but not limited to noise, dust, lighting, refuse, aesthetics, parking, etc.

The proposed expansion of the existing lumber facility will not alter the character of the neighborhood. The Applicant is proposing to construct a 32,900 s.f. new addition in the front of the Project Site, which will provide approximately 7,200 s.f. of office

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space for the Applicant's workers, 19,2000 s.f. for lumber manufacturing operations for the existing facility, 2,150 s.f. of common space/open space and 6,600 s.f. for storage and materials associated with the Applicant's lumber business. *See Site Plans.* The new addition will have a modern facade that will be visible from NYS Highway 17. Further, the development of the new office building along Brookside Avenue will provide a more business-like presentation which will easily merge with the surrounding commercial corridor and local businesses.

The Applicant intends to add parking for office workers in the front which will be surrounded by new landscaping and a new border fence. Additionally, existing truck parking for the Project Site will be moved to the rear of the Project Site to mitigate any visual impacts. The Applicant is also proposing to reconstruct the existing building in the rear to provide a modern lumber manufacturing facility.

The proposed expansion will improve the existing conditions by mitigating the visual impacts of the lumber yard with landscaping and a fence. These improvements will reduce noise, dust and lighting impacts to surrounding properties.

- 2. The applicant is advised that the Village is currently exceeding the sanitary sewer flow allotment with the sewer district and does not have the ability currently to allocate additional sewage use for this project. The applicant will need to address sewer capacity and the design of any temporary facilities.*

The Applicant anticipates having approximately 15-20 new employees based upon the expansion. This would translate to an additional 225-300 gpd (15 gpd/employee). For all intents and purposes, the entire Project Site is either paved or has a crushed stone base. We will look to possibly have a holding tank that would require weekly pumping or find a small suitable area for subsurface disposal.

- 3. The bulk table lists total side setback as 90.4 which accounts for the existing nonconforming setback of the "metal building" plus distance from the side lot line to the new front building. It appears the proposed rear building addition is closer to the side lot line. The side setback should be revised to account for the closest structure to the side lot line. This condition creates the need for a variance of total side yard.*

The Bulk Table has been updated to reflect the requirements of the B-2 Business Zone. The rear building has also been modified and there is no need for a variance.

- 4. The Orange County Tax Maps show a portion of the rear of the site along NYS Route 17 is in a separate tax lot (SBL 4-1-21.1) located in the Town of Chester. This should be reflected on the plans and if this Property is to be part of the Project Site, it should be listed on the application and General Notes of the plan, but this lot cannot be combined with the lots within the Village. If this is to stay as a separate tax parcel,*

easement will be required for this parcel. The Town/Village boundary should be shown.

This portion of the Project Site is shown on the Site Plans but is not part of the application. Nothing is being proposed on this parcel. We do not see a need for any easement since it is part of the overall deed for the larger parcel and is in the same ownership.

5. *The zoning district boundary should be updated.*

The zoning district boundary line has been removed since all the properties are now in the same zone.

6. *A lot consolidation plan should be provided.*

A consolidation plan has been provided.

7. *Parking has been calculated based on the largest shift. The Zoning Table requires parking for manufacturing uses be based on the "2 largest successive shifts". This should be revised. Also, parking will need to be provided for the designated office space and uses at 1 space per 200 sf. Also, parking spaces are required to be 10' x 20' in size.*

The parking calculations have been updated and are on the cover sheet. The required number of spaces required (97 spaces) are shown. The applicant is proposing 34 spaces on parcel 114-1-10.2 and would be requesting that they be considered as "reserve parking", to be constructed only if it is determined that they are needed.

8. *The existing conditions plan does not appear to correctly reflect the existing vegetation in the eastern area of the proposed outdoor storage and along NYS Route 17. This should be updated to reflect existing conditions.*

We have revised the Site Plans to correctly reflect the existing vegetation. We are not exactly sure which area specifically is of question but will discuss it with the Village Engineer and obtain any additional necessary field information.

9. *The outdoor storage area also depicts a truck parking area that is typically not permitted within an outdoor storage area.*

The truck parking area has been removed from the outside storage area.

10. *The site plan should provide for permanent refuse area locations for each building.*

We have shown a proposed dumpster location behind each of the main buildings.

11. *Existing and proposed water and sewer infrastructure should be shown on the site plan.*

This will be provided in future submissions. We had initial conversations with the Village of Chester Water and Sewer Departments regarding existing and proposed utilities on site. We will meet with the Village of Chester Water Department on the Project Site and they will “mark out” where their services are. They will also advise as to what improvements they would be looking for. The Village of Chester Sewer Department has no records of the existing sewer services on site. We anticipate that new services will be proposed/installed.

12. Proposed required loading spaces and docks (if proposed) should be shown on the plans.

No loading docks are proposed.

13. The applicant's cover letter references landscaping, new fencing and removal of existing concrete pads but none of this is provided within the plans. We note that 8 ft high solid fencing is a requirement for outdoor storage areas.

Comment noted.

14. The applicant should confirm they are permitted to make improvements within the existing O&R Utility easement.

Once the Concept Plan is acceptable we will coordinate with O&R Utilities regarding any improvements within the easement. It should be noted that most of what is being proposed in the easement is existing. Typically, it is asphalt and parking areas.

15. Proposed lighting should be shown on the plans.

The Applicant intends on providing the Village with a Lighting Plan in future submissions.

16. Based on the amount of disturbance proposed, the application will require a full SWPPP to be prepared. The Site Plan should include plans for erosions and sediment control.

The Applicant is preparing a SWPPP which will incorporate a Soil Erosion/Sediment Control Plan.

17. The planting island along the side of the front building eliminates vehicle traffic, the planting area should be expanded to the existing wall along the railroad tracks.

The planting and parking layout in the front has been updated. Access around the RR tracks is being maintained.

18. *The applicant should address the multiple access locations and overall general circulation along the site frontage. It would appear that a single common entrance can be created and significant pavement removal and landscaping could be accomplished along the property frontage.*

The Site Plans provide the maintenance of the existing access to the Project Site and provides for planting along the frontage. Future submissions will provide a detailed planting plan so as to not have any type of plantings that would impact sight distances.

19. *Existing topography should be provided on the plan.*

Existing topography is added to the Site Plan.

20. *ADA access and curb ramp should be provided.*

The ADA ramp is called off on the Site Plan and a detail is provided.

21. *Any freestanding signage should be provided and detailed on the Site Plan.*

No free-standing signage is being proposed on the Project Site.

22. *The applicant has provided a short EAF on which we have the following comments:*

- *The description should provide a summary of the project.*

Revised.

- *The applicant does not match the applicant provided on the plans.*

Revised.

- *Item 2 should be updated to a “Yes” answer to reflect the following involved agencies:*

We have revised the Short EAF to include the following involved agencies: NYSDOT- Driveway Improvements, NYSDEC- Stormwater SPDES and the Village of Chester Village Board.

- *Item 8 – traffic, the applicant will need to provide justification for the no response.*

The Applicant would anticipate possibly 1-3 additional truck trips based on the expansion. We would not consider this a substantial increase in traffic above present levels on NY Route 17M.

- *The EAF identifies the site as having archaeological sensitivity. The applicant will need to coordinate with SHPO.*

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Submission to SHPO has been made for additional information.

- *The EAF identifies the site as containing or being substantially continuous to a building or site listed on the National Register of Historic Places. As this issue impacts whether the Project will be classified as Unlisted or a Type 1 Action under SEQOR, the applicant should provide additional information. See above.*
- *Item 17 should be revised to “Yes” as the construction of additional buildings at the site will create additional stormwater discharge.*

Revised.

23. This application will require a 239 referral to the Orange County Planning Department based on the proximity to the state road and Town boundary.

Comment noted.

24. As outdoor storage requires a Special Use Permit, this application requires a Public Hearing. We believe additional plan information and corrections requested above should be provided prior to holding this hearing.

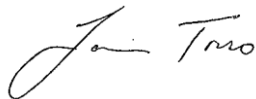
Comment noted.

These documents are being submitted for the October 2023 Planning Board meeting at which time we will be present to further discuss the proposal with the board.

If you require anything additional regarding this proposal prior to the meeting, please do not hesitate to contact our office.

Thank you.

Sincerely,



Lawrence E Torro, PE
Project Engineer