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Village of Chester Planning Board

Site Plan Review

Project Name: PDJ Components, Inc.

Project Location: 35 Brookside Avenue
SBL: 114-1-10.1, 114-2-10.2 and 114-1-17

Reviewed by: John Queenan, P.E.

Date of Review: October 23, 2023

Plans Reviewed: Site Plan consisting of 4 sheets prepared by Civil Tec Engineering and Surveying dated 10/12/2023

Lot Consolidation Map consisting of 1 sheet prepared by Civil Tec Engineering and Surveying dated 9/27/2023

Short EAF revised 10/12/23

Cover letter from Whiteman Osterman & Hanna, LLP and Civil Tec Engineering and Surveying dated October 12, 2023

Project Summary: The applicant proposes to redevelop the property and construct a new 32,900 square foot building and a 16,060 square foot expansion to an existing building at the rear of the property with associated parking and outdoor storage at the existing lumber / manufacturing facility. The plans also include combining of two of the tax lots which comprise the site into a single lot.

Site Plan Comments:

1. The Project Site is zoned B-2 zone. As the applicant has acknowledged, the use is now a pre-existing non-conforming use based upon Local Law 3 of 2023. The expansion of a non conforming use requires a special permit from the Village Board in order to increase a non-conforming use by greater than 15% of the original floor area.
2. It is our opinion that the bulk table should be updated to reflect the original M-2 zoning bulk requirements as the use will continue to be non conforming. The Planning Board Attorney should provide an opinion on this aspect.

3. The floor area breakdown doesn't match the square footage labels on buildings. The buildings should also be labeled with the proposed breakdowns and the building height.
4. The location plan indicates that the existing 'Old Main Street' parcel is included within this application along with parcel 10.2 but the plan notations reflect otherwise.
5. The applicant is advised that the Village is currently exceeding the sanitary sewer flow allotment with the sewer district and currently does not have the ability to allocate additional sewage use for this project. The applicant will need to address sewer capacity and the design of any temporary facilities to service the project until such time that capacity becomes available.
6. The parking table has been revised as requested. The table shows that 97 parking spaces are required by code. 64 parking spaces are shown on the site plans with the applicant requesting that the remaining 34 spaces be "placed in reserve". Typically, when parking required by code is deemed to not be necessary, it is based upon the specific nature of the proposed use or other land constraints. The applicant should demonstrate why 34 spaces should be considered by the Planning Board to be held in reserve. Also, it must be shown where the 34 spaces would be placed on the site as they are currently shown disconnected from the property within tax parcel 10.2.
7. The zoning requires an 8-foot-high screening fence to be installed around outdoor storage areas. This should be shown on the site plan and a detail of the proposed fencing type shall be provided.
8. Existing and proposed water and sewer infrastructure should be shown on the site plan. The applicant's narrative says they have been in contact with Village of Chester staff and this information is forthcoming.
9. Grading and utility, landscaping and lighting plans should be provided. The site plan should delineate the proposed surface types throughout the site, i.e., pavement, gravel, etc.
10. The applicant should confirm they are permitted to make improvements within the existing O & R Utility easement as fencing and gates are proposed within the easement.
11. Based on the amount of disturbance proposed, the application will require a full SWPPP to be prepared. The Site Plan should include an erosion and sediment control plan and stormwater management. The applicant's narrative states this report is forthcoming.
12. Additional site details should be provided to match the plan improvements.
13. The parking striping detail should be updated to match Village requirements for parking space size, 10' x 20'.

14. The applicant may wish to consider a wider access gate width as 12 ft which is narrow for a commercial operation.
15. The planting island has been expanded to limit site entrance width but into state ROW. The Applicant has acknowledged this will require DOT permit (EAF).
16. The applicant has provided a revised short EAF which we find acceptable. The EAF identifies the site as having archaeological sensitivity. The applicant will need to coordinate with SHPO. Correspondence should be provided when available. We do not recommend any SEQR Action until water, sewer and drainage comments above have been addressed.
17. This application will require a 239 referral to the Orange County Planning Department based on its proximity to the state highway and Town boundary.
18. 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.

Lot Consolidation Plan Comments:

1. The plan is unclear if lot 10.2 is also proposed for consolidation as it is listed within the title block.
2. The owner of 'Old Main Street' ROW should be identified.
3. Lot calculations should be provided for the existing and proposed condition.
4. Record owner and applicant should be provided on the plan.

This concludes our review at this time, if you have any questions, please contact our office.