

March 10, 2024

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

Ref: PDJ Components, Inc.
31-35 Brookside Avenue
Village of Chester:114-1-10.1, 10.2 & 17

Dear Planning Board Members,

Please see the attached revised/modified plans for the referenced project. The revisions are based upon the comments from the Village Engineer, John Queenan, P.E. dated October 23, 2023. Below is a comment by comment response.

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. Comment noted.*
- 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. As discussed at the last planning board meeting we now show a bulk table for the original M-2 zone as well.*
- 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. The building footprint doesn't match directly with the breakdown of uses within the building since each of the buildings have a mezzanine/upper-level area.*
- 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. The location map has been revised so as not to include "Old Main Street" and the notes have been revised to include lot 10.2.*

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. As we proceed with the application we will investigate the best way to handle the additional sewer flow.*
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. The applicant requests that the 34 spaces be held in reserve since the 64 spaces shown on site are more than adequate to meet the site's needs. The largest shift anticipates 35 employees and a large majority of the employees carpool. Section 98-20.D of the Village Code allows for parking to be provided elsewhere than on the same lot.*
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. The applicant is proposing the 8' high fence in some areas where the storage is not hidden by the existing/proposed buildings. It is not shown directly around the storage areas so as not to interfere with operations and movements within the storage areas. The fencing as proposed may require the applicant to request consideration of a variance from the code. A detail is provided on the Landscaping Plan.*
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. The existing and proposed water and sewer for the project are now shown.*
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. A Grading and Utilities Plan as well as a Landscaping Plan is provided. The different surface types are on the site plan. the overall site is stone and/or pavement. The final surface will be pavement except in the storage areas.*

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. The improvements proposed within the easement are minor, however we realize once we have an acceptable concept plan before the planning board we will submit the plans to O&R for review/approval.*
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. A SWPPP along with the required erosion and sediment control measures will be provided. Since we will look at using the outside storage areas as areas to help with stormwater management we would ask that this be provided once we have an acceptable concept plan.*
12. *Additional site details should be provided to match the plan improvements. Additional details for the site improvements are provided.*
13. *The parking striping detail should be updated to match Village requirements for parking space size, 10' x 20'. The striping detail has been revised to the Village requirements.*
14. *The applicant may wish to consider a wider access gate width as 12 ft width is narrow for a commercial operation. We have updated the plan to indicate 16' wide access gates.*
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). Once we have a conceptual plan acceptable we will submit to the NYSDOT.*
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 SEQOR Action until water, sewer and drainage comments above have been addressed. The SHPO correspondence is attached.*
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. Comment noted.*

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.* Comment noted.

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. Lot 10.2 is not part of the consolidation and the reference in the title block has been removed.*
2. *The owner of 'Old Main Street' ROW should be identified. Based upon the applicant's deeds it appears they do not own it. we suspect the Village owns this section of Old Main Street.*
3. *Lot calculations should be provided for the existing and proposed condition. Lot calculations have been provided on the plan.*
4. *Record owner and applicant should be provided on the plan. The record owner and applicant have been provided on the plan.*

These documents are being submitted for the March 2024 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