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Town of Chester Planning Board

Subdivision Review

Project Name: 1414 Kings Highway Subdivision

Project Location: Intersection of Kings Highway and Well Sweep Lane
SBL: 13-1-137

Reviewed by: John Queenan, P.E. / Kristen O'Donnell

Date of Review: April 2, 2024

Plans Reviewed: Subdivision Plans prepared by James Dillin, PLS and MHE last revised March 19, 2024, Part 1 EAF dated 3/19/2024 and SWPPP dated March 19, 2024

Project Summary: The application is for a 4-lot major residential subdivision of a 4.5 acre parcel with a 0.447 acre parcel containing an existing detention pond for the adjacent Sugar Loaf Townhouses proposed to be deeded back to the associated Home Owners' Association for that development. Lots 1 and 2 will derive access from Pewter Circle, Lot 3 will derive access from Sugar Loaf By-pass and Lot 4 will derive access via Well Sweep Lane. Each lot will be served by municipal water and sewer.

Outside Agencies currently identified:

1. Orange County Heath Department – Watermain Extension
2. Orange County Department of Public Works – Road Opening
3. USACOE – Wetland disturbance
4. Town of Chester Town Board
5. NYSDEC Stormwater SPDES

Comments:

1. The Project Site is located in the SR-2 Zoning District with no relevant overlay districts. Based on the bulk table provided, the project appears to meet all bulk dimensional requirements.
2. The development proposes Parcel A, which is an existing easement for a stormwater facility servicing the development on Pewter Circle. The plan proposes to create Parcel A and attempt to deed it to the Sugar Loaf Homeowners Association. Our office would not recommend this occur unless written documentation can be provided from the HOA that they will take ownership of the parcel. An easier method may be to complete a lot line change with the HOA to incorporate this area into the existing HOA property.
3. The subdivision regulations (§83-22) require all lots to contain a minimum of 2,500 square feet of buildable area which do not include wetlands, floodplains, easements and with an average slope of 15% or less. The plan should demonstrate this condition is met.

4. The plans should address the lot area requirements for general lot buildable area using the deductions required.
5. The required local 25 ft buffer from the wetland boundary per 98-30(F2.b.4.c) shall be provided on the plan. The wetland signage should be placed along the buffer boundary.
6. Plans should confirm driveway grades will conform to Town specifications including maximum 10% slope with a -2% slope for the first 25 feet where possible.
7. The Project Site contains Federal wetlands that have been delineated by the applicant as shown on the plan. The plan shows 547 square feet of temporary wetland disturbance for the installation of utilities. This is under the threshold for a Nationwide Permit.
8. Erosion and sediment control measures shall be provided for the utility wetland crossing along with any measures to work within the stream or stream bypass.
9. The maximum driveway slope should be provided for each lot. A slope of -2% for a minimum of 25 feet from the street pavement should be provided.
10. The sight distance is provided for Lot 3. Driveway profiles should be provided for Lots 1, 2 & 4.
11. Each dwelling shall be labeled as a single family, with the number of bedrooms and height.
12. The applicant indicated that all dwellings shall be slab on grade. However, lot 4 appears to have a walkout basement. The footing drain shown does not appear to have the correct depth for footings. Applicant should label which lots are proposed for slab on grade or provide footing drain outlets for each lot.
13. The Board may wish to consider extending the existing sidewalk on Pewter Circle to the intersection with the by-pass road.
14. A watermain profile shall be provided. The applicant to discuss why standard hydrants are not provided in lieu of the flushing hydrant. Valves shall be provided every 600'-800' or at intersecting lines.
15. Metes and bounds shall be provided for the proposed easements and notations provided as to the party which the easement will benefit.
16. A radius shall be provided for Lot 2 to match Pewter Circle ROW.
17. The percentage of building coverage shall be provided for each lot within the bulk table.
18. The rear yard of lot 1 should be graded to provide for a generally flat area 2%-3% pitch along the rear of the dwelling for 20 ft to provide for a usable rear yard.
19. The applicant has provided a long EAF to initiate SEQR. We have the following comments on this document:
 - Question E.2c and m need to be completed.
 - The EAF identifies the project site as having the potential to provide Bog Turtle habitat. The applicant needs to provide a discussion of potential impacts to this species and provide updated reports as to the habitat onsite.
 - The EAF identifies the site as having the potential for archaeological sensitivity. Correspondence from SHPO has been provided within the SWPPP.
20. The application requires a 239 referral to the Orange County Planning Department based on its location on a County Road.
21. This application will require a public hearing.

This concludes our comments at this time. If you have any questions or require anything further, please contact our office.