



TOWN OF CHESTER PLANNING BOARD REVIEW

Project Name: Baroda Subdivision

Project Location: East side of Black Meadow Road at Bairds Cross Road
SBL: 12-1-31

Reviewed by: Kristen O'Donnell

Date of Review: February 24, 2023

Plans Reviewed: Cluster Subdivision Plans consisting of 17 sheets prepared by Pietrzak & Pfau last revised 11/11/2022 and Visual Impact Assessment (undated).

Project Summary: The application is for a 29-lot major residential subdivision in a cluster layout to be accessed via three curb cuts (one proposed as a private driveway) onto Black Meadow Road and served by individual wells and septic systems. Based on Planning Board minutes from 2015, it appears the Yield Plan, which establishes the maximum number of lots for the project, has been accepted by this board so our comments are limited to the cluster plan and supplemental materials provided.

Comments:

1. The Project Site is located in the AR-3 Zoning District and within the Ridge Preservation Overlay District. A cluster subdivision layout, permitted by Section 83-15 of the code, has been prepared which has a smallest lot area of 0.75 acres (32,805 square feet). This layout allows for the preservation of 124.4 acres open space including areas of state and federal wetlands, slopes, ridgelines and agricultural fields.
2. It is unclear from the plans what will be permitted to occur within the proposed "50 foot buffer easement". With the easement running just over 10 feet from three of the proposed dwellings, it will be important to know what future homeowners will be able to do in this area and how they will be made aware of these restrictions.
3. We note the wetland delineation, as noted on sheet 1, has expired.
4. Note #1 under Ridge Preservation refers only to lots 5 and 6 of the proposed subdivision. It is clear from the Town's zoning map that all upland areas south of Bairds Cross Road are within the Ridge Preservation Overlay District. This note should be revised.
5. A visual impact assessment has been prepared which provides existing conditions photos in the direction of the site and line of sight diagrams from 7 surrounding vantage points including the roads specifically mentioned in the Ridge Preservation Regulations as being sensitive receptors. The location of the proposed dwelling sites should be added to the line of sight diagrams for context and the diagram should confirm that *proposed* topographical conditions are shown.

6. The mitigations offered in the visual impact analysis should be more specific. While it is understood that individual homes have not yet been designed, a more specific range of dwelling size, color (including both siding and roof shingles) should be provided for board review.
7. While most subdivision approvals allow flexibility in the final location of an individual dwelling on an approved lot, in order to best control visual impacts and impacts to other sensitive environmental features, the Town Subdivision Regulations allow the Planning Board to request a plat note requiring a future owner/builder to return to the Planning Board unless the relocated dwelling remains on 20% of the area of the originally approved dwelling location, within the lots approved building envelope, and does not negatively impact any of the criteria provided in Section 83-22.N(1) of the code.
8. A sidewalk detail should be provided in the plan set.
9. The plans should note that roads will be offered for dedication to the Town of Chester.
10. The subdivision regulations (see §83-24.A(2)) require 10% of major subdivisions to be set aside for parks or recreation purposes. If the Planning Board finds that a suitable park or parks of adequate size to meet the requirement cannot be properly located on such subdivision plat, the Board may require a sum of money in lieu thereof. The Board shall then require as a condition to approval of the subdivision such payment to the Town of a fee per unit as set by Town Board resolution from time to time.

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