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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

Local Referring Board: Town of Chester Planning Board

Applicant: OMAC Realty

Project Name: Camp Monroe

Proposed Action: Minor Subdivision creating three lots from one existing parcel

Reason for County Review: Within 500 feet of the Town of Chester/Town of Monroe boundary;
within 500 feet of County Routes 5 (Lakes Rd) and 45 (Laroe Road)

Date of Full Statement: July 13, 2016; revised August 2, 2016

Referral ID #: CHT 08-16N

Tax Map #: 15-1-27.4

Local File #: none provided

Comments:

The Department has received the above referenced minor subdivision and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. Upon receipt of our previous letter, dated July 22, 2016, the Town provided some additional information to use regarding this project. Based on that information, we would like to offer the following advisory comments:

Protection of Dedicated Land: The project includes a dedication of "Parcel C" to the Town of Chester, to be placed under their ownership. The configuration of proposed Parcel C will give the Town contiguous access between the existing Town park and the bulk of Parcel C. We advise the Town that in order to protect Parcel C and maintain it as recreational land, there should be a restriction included in the transfer that the property will be maintained as open space accessible to the public for passive recreation, but will not be made available for future development.

County Recommendation: Local Determination

Date: August 2, 2016

Prepared by: Megan Tennermann, AICP, Planner


David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.

