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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: Florence Madonia

Project Name: Madonia

Proposed Action: Site Plan for use of the existing developed property as a small garden center, with appurtenant site improvements

Reason for County Review: Within 500 feet of County Route 13 (Kings Hwy)

Date of Full Statement: January 11, 2016

Referral ID #: CHT 01-16M

Tax Map #: 7-1-1

Local File #: none provided

Comments: The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Sight Distance: The proposed parking lot driveway entrance has only 580 feet of sight distance to the north on Kings Highway. We advise the Town that the County Department of Public Works may have additional requirements for this project.

Onsite Drainage: The proposed project includes a gravel parking lot and two small structures as the basis for the garden center use of the property. While the increase in impervious surfacing onsite is minimal, the project site is located next to widespread wetlands under both state and federal jurisdiction. We advise the Town to ensure that stormwater that falls on the project site is able to infiltrate on the project site, by requiring the use of green infrastructure and runoff reduction techniques for stormwater management if any future development is proposed onsite that would require stormwater management.

County Recommendation: Local Determination

Date: February 4, 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 online at www.orangecountygov.com/planning.