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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: Alan Michalka

Project Name: Kings Highway 1376 LLC

Proposed Action: Site Plan for conversion of existing commercial to mixed use with commercial development on first floor and residential unit on second floor

Reason for County Review: Within 500 feet of County Route 13

Date of Full Statement: April 19, 2018

Referral ID #: CHT 07-18M

Tax Map #: 14-4-8

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. The County encourages mixing residential and commercial uses in hamlets and downtown areas of villages and cities through the County Comprehensive Plan and County Design Manual. This project will allow a housing unit within the same building as the existing retail use, which has the potential to make the hamlet of Sugar Loaf safer, maximize the use of this parcel, and increase community connectivity. Mixed use buildings and districts provide a built-in customer base for commercial uses, and a built-in network of businesses meeting the needs of residents. Parking is used throughout the day instead of only during the day or only at night, utilities and other services are already available to the property, and generally the addition of upstairs residential uses to existing commercial uses allows for a low-impact way to increase housing stock. We encourage the Town of Chester to work with residents and business owners to increase applications of this type in appropriate areas.

County Recommendation: Approval

Date: May 9, 2018

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.