



TOWN OF CHESTER PLANNING BOARD REVIEW

Project Name: Donnelly- Sugarloaf (a/k/a/ Broccoli Patch)

Project Location: 1355 Kings Highway
SBL: 13-3-2

Reviewed by: Kristen O'Donnell 

Date of Review: January 27, 2023

Plans Reviewed: Site Plan prepared by Engineering & Surveying Properties last revised 11/04/2022. The plan provided is conceptual in nature and therefore comments should be considered preliminary.

Project Summary: The application proposes an 11,375 square foot mixed use building with accessory parking on a single 2.31 acre parcel.

Comments:

1. The Project is located in the LB/SL Zone. While mixed use buildings are permitted, additional information should be provided on each of the uses to determine exactly what is intended by uses such as "bridal suite" and "lounge" so the building department can adequately determine if the uses are permitted. This will also provide the basis for determining water and sewer requirements.
2. Since the last set of plans, the applicant has reduced the building from 13,280 square feet to 11,375 square feet to allow for an increased building setback from Creamery Pond from 31.5 feet to 45 feet. We note that while the building setback has been increased, three new decks are proposed which extend from the building so the overall rear setback remains unchanged.
3. While the applicant's narrative suggests the plans have addressed the County Planning departments letter of September 13, 2022, the plans do not address the majority of the concerns raised by the County including a requests to consider building relocation, moving parking away from Kings Highway, tree preservation, exploring opportunities for off-site parking and a reduction in grading and impervious surfaces. This plan does not appear to address any of these items.
4. The rear setback and building height for the proposed barn should be provided to confirm consistency with Section 98-11 of the zoning code.
5. It appears the parking on the north side of the project site does not maintain the five foot minimum setback as required by Section 98-19.H.
6. Wetland delineation information should be noted on the Site Plan.
7. The floodplain should be shown on the Site Plan.

8. Individual large trees with a diameter of eight inches or more should be identified on the Site Plan (required per §98-30.F(2)) to determine if any can be preserved as part of the site design.
9. An easement and maintenance agreement are required to construct a portion of the project access on adjoining property 13-3-3.2.
10. Architectural plans for both the building and the proposed barn should be provided as the project design progresses.

SEQR

11. The Project is a Type 1 Action under SEQR based on the size of the structure and amount of disturbance. The Planning Board declared its intent to be Lead Agency in May of 2021 and a notice was circulated. An updated Full EAF is required which reflects the updated plan.

This concludes our comments at this time. If you have any questions or wish to discuss further please contact our office.