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## Orange County Department of Planning

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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:** BAZS, LLC

**Project Name:** Castle Zipline

**Proposed Action:** Site Plan for construction of 130' tall pole and anchors supporting zipline ride (originating in Village of Chester) and construction of overflow parking

**Reason for County Review:** Within 500 feet of NYS Routes 17M and 17; within 500 feet of the Town of Chester/Village of Chester boundary; within 500 feet of active farmland located in Orange County Agricultural District No. 1

**Date of Full Statement:** March 2, 2017

**Referral ID #:** CHT 04-17M

**Tax Map #:** 2-1-61.2

**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:

Coordinated Review: The Castle Fun Center is located in the Town and the Village of Chester, and the applicants have proposed a number of site improvements in both municipalities at this time. The Village has proposed to be Lead Agency for purposes of SEQR for a coordinated review of these proposed improvements. We have no objection to the Village assuming Lead Agency status, and we advise the Town and the Village to look at the cumulative impacts of the site improvements proposed not only at this time but over the last few months, including the workshop recently approved near the site of the pole.

Traffic: The applicant states that the proposed improvements to the site will not significantly increase traffic. We concur that this set of improvements is not likely to significantly increase traffic on its own; however, multiple improvements to the site over the last few years, potential future site improvements, and other developments in the area do have the potential to increase traffic noticeably around the site. We advise the Town and the Village to work with the applicant, the Chester Mall, other large landowners in the immediate vicinity of the project site, and NYSDOT on a traffic plan for this stretch of Route 17M. This may include a realignment of the secondary entrance/exit to the Chester Mall so that it is directly across from the most southeasterly entrance to the Castle, or installation of a traffic light that coordinates those two developments, or other improvements.

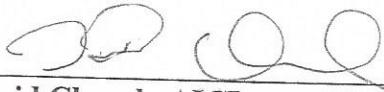
Impacts to Black Meadow Creek: The proposed expansion within the Town will increase the impervious surface area onsite, sending more untreated stormwater runoff directly into Black Meadow Creek. We advise the Town to require Green Infrastructure and Runoff Reduction techniques that can be incorporated into the site design without disruption, given the relatively small site. This could include a green roof for the addition and/or any other flat-roofed buildings on the project site, storage and reuse of

stormwater and other water used onsite through a graywater recycling system, permeable pavement in the parking lot expansion, the installation of multiple small bioretention areas onsite, or any combination of these or other measures.

**County Recommendation: Local Determination**

**Date:** March 27, 2017

**Prepared by:** Megan Tennermann, AICP, Planner

  
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**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](http://www.orangecountygov.com/planning).