



Steven M. Neuhaus  
County Executive

## Orange County Department of Planning

124 Main Street  
Goshen, NY 10924-2124  
Tel: (845) 615-3840  
Fax: (845) 291-2533

David E. Church, AICP  
Commissioner

[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)  
[planning@orangecountygov.com](mailto:planning@orangecountygov.com)

### 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:** Dorian DeHaan

**Project Name:** DeHaan

**Proposed Action:** Minor Subdivision creating three mixed use retail and residential lots from one existing parcel

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

**Date of Full Statement:** January 22, 2018

**Referral ID #:** CHT 02-18N

**Tax Map #:** 220-3-1.2

**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. We would like to offer the following advisory comments:

Lot Coverage: The proposed site plan shows that each of the lots with new development (proposed Lots 2 and 3) will have six parking spaces and a building footprint of approximately 2,000 square feet. This is a sizable increase in the impervious surface coverage on the lot, which could potentially increase contaminated stormwater runoff from the site, increase soil erosion, and cause other issues offsite. The Town could require that the proposed parking be reduced or eliminated, given that the retail areas are each less than 3,000 square feet and are not required to have any associated onsite parking. As parking in Sugar Loaf is limited, and the proposed parking onsite is not excessive, the Town could alternatively require that the parking spaces should have permeable coverage, either gravel or some form of permeable pavement.


Pedestrian Connections: Sugar Loaf is a walkable hamlet as it stands, and we commend the applicant for increasing that walkability through installing a walking path onsite. It will be particularly useful in the area where it is shown, as it can be used as a safe pass-through and an alternative to the intersection of Pine Hill Road and Kings Highway, which is more hazardous for pedestrians than this proposed route.

Lighting: The proposed lighting plan shows lumen readings resulting from the project spilling out primarily onto Kings Highway. The Town may want to require the applicant to confine all lighting to the project site. All lighting should be downward-directed, shielded at the top, and otherwise conform to Dark Sky lighting standards.

**County Recommendation:** Local Determination

**Date:** January 24, 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 online at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).