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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:** Jamie and Robert Bogert

**Project Name:** Lake Station Plaza LLC

**Proposed Action:** Site Plan for addition to existing building and parking lot

**Reason for County Review:** Within 500 feet of County Route 13 (Kings Highway) and the Town of Chester/Town of Warwick boundary

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

**Referral ID #:** CHT 05-18M

**Tax Map #:** 17-1-101

**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:

Parking Expansion: The proposed site plan expands the parking lot, as it must to comply with the zoning regulations, but includes six spaces over the minimum required number of spaces. With the proposed expansion of the parking lot being gravel, we suggest that the six additional parking spaces could be banked—not developed until needed—which would potentially save the applicant some money on grading and gravel as well as allowing more stormwater infiltration onsite.

#### County Recommendation: Local Determination

**Date:** April 18, 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).