

Lanc & Tully Engineering and Surveying, P.C.
P.O. Box 687
Goshen, NY 10924
Phone: (845) 294-3700 Fax: (845) 294-8609
E-mail: JQ@lanctully.com

Town of Chester Planning Board

Subdivision Review

Project Name: Oak Woods Subdivision

Project Location: Camp Monroe Road
SBL: 15-1-27.41

Reviewed by: John Queenan, P.E. / Kristen O'Donnell

Date of Review: March 5, 2024

Plans Reviewed: Subdivision Plans prepared by Mercurio- Norton- Tarolli- Marshall dated October 3, 2023

Narrative Report dated January 22, 2024

Short Form EAF dated January 23, 2024

Project Summary: The application is for a 6-lot major residential subdivision of a 26.9-acre parcel, in a cluster layout with 13.416 acres of conservation area. Each lot will have a private driveway accessing Camp Monroe Road and will be served by individual wells and septic systems.

Outside Agencies currently identified:

1. Orange County Health Department – Realty Subdivision
2. USACOE – Wetland disturbance
3. Town of Chester Town Board
4. NYSDEC Stormwater SPDES

Comments:

1. The Project Site is located in the AR-3 Zoning District. A cluster subdivision layout, permitted by Section 83-15 of the code. The bulk table provided as been prepared consistent with the Schedule of Use and Area Requirements provided in the Zoning Code and based on the table, no variances are required.
2. The cluster regulations (see §98-25C.(8)(c)) require preservation of at least 50% of the site's total acreage as restricted or usable open space. The plans provide 13.42 acres of land identified as "conservation area" which is proposed to contain a 50-foot wide Appalachian Trail easement. The narrative should identify who will own this land and what the proposed restriction will be. Further description of the easement for the Appalachian trail should be provided.
3. A conventional Yield Plan should be provided upon the determination of the Planning Board that a cluster development is suitable for the development per Section 98-25 (C).

4. All lots should be listed per buildable lot areas and gross lots areas.
5. The plan should be updated to provide for the existing soil groups on the project site per Section 83-26 of the subdivision regulations and summarize the conditions for each affected soil group.
6. The Project Site contains Federal wetlands that have been delineated by the applicant and shown on the plan. The plan shows 2,200 square feet of wetland disturbance for the installation of driveways for Lots 3 and 4. While this is currently under the threshold for a Nationwide Permit, a grading plan should be provided in the plan set to confirm the total amount of disturbance required. Alternative driveway layouts should be considered in order to avoid wetland disturbances.
7. The maximum driveway slope should be provided for each lot. A slope of -2% for a minimum of 25 feet from the street pavement should be provided.
8. The green scalloped line along the property frontage should be added to the Plan Legend.
9. Future submissions shall include but are not limited to the following:
 - Grading and Utility Plans, Drainage Plans, Erosion and Sediment Control Plans
10. The subdivision regulations require street trees to either be preserved on the site or planted at 40-foot internals. The applicant should either demonstrate that mature trees are to be preserved along the street frontage or provide for street trees.
11. All septic systems require 2 percolation and 2 deep tests within the proposed areas of the SDS field.
12. A slope analysis shall be provided indicating slopes in excess of 25% and greater.
13. A lot intended for use for single-family residential purposes must contain a buildable portion for a dwelling site, onto which the dwelling and all future extensions shall be placed, of not less than 5,000 square feet of land, rectangular in shape, with a minimum side dimension of 40 feet for all lots in excess of one acre, or any size lot with a septic system, and 2,500 square feet of land, with a minimum dimension of 40 feet for all lots of one acre or less with public water and sewers, meeting all zoning district requirements relative to setbacks.
14. The sight distance chart should be updated to reflect AASHTO sight distance requirements.
15. The applicant has provided a short EAF to initiate SEQR. We have the following comments on this document:
 - Question 2 should identify NYSDOH Realty Subdivision Approval and ACOE for Nationwide Wetlands Permit.
 - If the town is to be offered the open space or easement for dedication, they will need to be listed as an Involved Agency under question 2.
 - Question 8c should be 'Yes' as available mapping shows several pedestrian trails in the vicinity of the property.
 - The applicant's narrative says SHPO has issued a 'No-Impact letter' for this project. This letter should be attached to the EAF or narrative.
16. Further review will be provided upon presentation and acceptance of the yield plan.
17. The application requires referral to the Orange County Planning Department based on its location on the Municipal boundary line.
18. This application will require a public hearing.

This concludes our comments at this time. If you have any questions or require anything further, please contact our office.