

2.0 DESCRIPTION OF THE PROPOSED ACTION

BT Holdings LLC proposes to annex a 60.6 acre parcel of land presently in the Town of Chester to the Village of Chester, and rezone that annexed property – currently zoned Town SR-6 (Suburban Residential) with a small portion zoned Town LB (Local Business) – to a new Village zoning district, RM-N (Residential-Multiple Dwellings-Neighborhood), which is similar to both the parcel’s existing Town zoning and the Village’s existing RM (Residential-Multiple Dwellings) zoning. Additionally, two smaller existing Village parcels totaling 4.0 acres would be remapped from the Village’s RS (Residential-Single-Family) zoning to the new RM-N zoning district. An approximately 3.9-acre portion of an adjacent M-2 (Manufacturing) zoned property in the Village is proposed to be subdivided and added to the BT Holdings site and remapped to the new zoning as well. Figure 2-1 illustrates the site’s boundaries, the lot to be annexed to the Village of Chester and other parcels in the Village that are part of the BT Holdings site.

The proposed project conforms with the usage envisioned for the site in the Town of Chester 2003 Comprehensive Plan which specifically designated the project site as the future location for multi-family and/or senior housing. The site is one of only two parcels in the entire Town designated for such residential development.

The density of the proposed senior and multi-family development is consistent with the density of the existing Town of Chester zoning for the large Town parcel as well as the Village’s equivalent RM high-density residential zoning. The BT Holdings project has been designed by the applicant to blend with the existing nearby intensive commercial, industrial and high-to medium-density residential land uses. The project will also create a transition from highway commercial uses on the west side of the site to hamlet-style downtown and neighborhood development to the east and south of the site.

The subject property consists of four tax parcels. The lot in the Town of Chester (to be annexed to the Village) has a Section-Block-Lot number of 2-1-39 and is 60.6 acres. The two existing tax lots in the Village are 107-3-4 and 108-1-1 and total 4.0 acres. An approximately 3.9-acre portion of Village lot 120-1-1, known as the Nexans property, is under contract to the Applicant and would be subdivided from the parent lot as part of this action. The entire assembled parcel would be approximately 68.4 acres comprising four tax lots or portions as summarized below.

Table 2-1 Project Site Parcels and Existing Zoning Districts			
Municipality	Section, Block and Lot	Existing Zoning District	Lot Area (Acres)
Town of Chester	2-1-39	SR-6 and LB	60.6
Village of Chester	107-3-4	RS	3.4
Village of Chester	108-1-1	RS	0.6
Village of Chester	120-1-1	M2	3.9
Total			68.4*
*Individual lot areas are approximate and do not result in a correct total site area due to rounding.			

With the annexation and zone change, the Applicant proposes to develop a 458-unit mixed-use residential project on the subject property. The site is located east of NYS Route 17M, with road frontage on 17M. The parcel in the Town of Chester is currently zoned SR-6 (Suburban High-Density Residential) with a small portion zoned (LB) Local Business. The two parcels in

the Village of Chester are currently zoned RS (Residential Single-Family), and the adjacent parcel under contract is currently zoned M2 (Manufacturing).

The project would include 100 senior apartments in two 3-story buildings and 358 market-rate townhouses in buildings of various sizes, placed along an interior road network. Of the 100 proposed senior apartments, an appropriate number as per the applicable zoning will be designated as affordable housing units. The application is being proposed pursuant to the requirements of the Village of Chester Zoning Law. In addition to the requested map changes, certain zoning amendments specifically related to the proposed 458-unit residential development, or variances will be evaluated as the project moves forward through the municipal and public review process.

In order for this concept to be implemented in a manner that readily provides for water, sewer, and other municipal services, the 60.6 acres of land currently in the Town of Chester is proposed to be annexed to the Village of Chester, where such services presently exist.

Development of the project as proposed would require rezoning of the Village portions of the property from RS and M-2 to the new RM-N zoning district (see Appendix C). The Town parcel to be annexed would be rezoned from its current SR-6 and LB zoning to the Village's new RM-N zoning district, a comparable zoning classification to the Town's SR-6 zoning. The conceptual site plan is designed to conform generally to the dimensional requirements of the applicable Village regulations for the RM District.

The annexation and zoning amendments will include specific conditions for development of the site consistent with: the type of residential development described in this Draft Environmental Impact Statement (DEIS) and shown on the conceptual plans (senior apartments and townhouses); and examined as a result of the DEIS and Final EIS (FEIS) review. This DEIS process provides both a broad overview and site-specific details about the proposed development sufficient to assess the impacts of development and appropriate mitigation based on the conceptual plans, proposed zoning provisions and preliminary reports contained herein. However, the final plans and specifications for this site development and any related improvements would be presented during future actual site plan review.

As part of the future land development review process, the proposed plans, details, specifications and reports would be reviewed by local, regional, county, state and federal agencies to assure it conforms to pertinent approval and permitting regulations, standards, requirements and specifications.

2.1 Site Location

The project site is located in two municipalities, partly in the northwestern portion of the Town of Chester, Orange County, New York and partly in the northwestern area of the Village of Chester. As shown in Figure 2-2, the project site lies east of NYS Route 17M and North of NYS Route 94. The project site has road frontage on Route 17M. Access to the site would be via Route 17M in the Village. Other major through-roads nearest the site to the east and south, respectively, are State Routes 17 and 94. Regional access to the site is provided via NYS Route 17 at Exit 126. Immediately to the south of the site's frontage on Route 17M is the intersection of Route 17M with NYS Route 94.

Existing land uses immediately surrounding the project site include: the Chester Mall to the west along 17M; the Castle Family Fun Center also to the west and across Route 17M; the Talmadge

farm to the north; single-family residential development and vacant land to the north and east; the Nexans industrial site to the east; and residential neighborhoods to the east and south. The predominant land uses in the project vicinity are a mixture of commercial, industrial and residential uses.

The project site contains a U.S. Army Corps of Engineers-regulated wetland. This wetland is situated along the westerly boundary of the site behind the Chester Mall. A small area of the wetlands will be disturbed as a result of one road crossing that is part of the BT Holdings development. There are no NYSDEC-regulated wetlands on the subject site.

2.2 Site History

The proposed project site (Figure 2-2) is entirely vacant except for the concrete foundation of a former shed or barn. The project site consists of approximately 46 acres of field, meadow and brushy areas, about 19 acres of wooded area and contains 3.68 acres of federally-regulated freshwater wetlands. Examination of aerial photographs of site indicate that the present condition of the property as undeveloped farm fields with wooded hedgerows and wooded areas has existed since at least 1975.

Approximately two-thirds of the land affected by the proposed development consists of nearly level and gently to moderately sloping terrain. The remaining lands affected by the proposed development are sloped- to rolling terrain containing intermittent steep slope areas.

2.3 Description of Action

Overview

Figure 2-3 presents the proposed Conceptual Site Plan for BT Holdings, prepared by Barton Partners Architects and Planners, on an aerial photograph of the immediately surrounding area. Figure 2-4 provides a more detailed depiction of the proposed Conceptual Site Plan for BT Holdings.

Dwelling Units

The BT Holdings development would include 100 senior rental apartments housed in two buildings with 50 apartments in each building in the northwestern area of the site near NYS Route 17M adjacent to the entrance boulevard. The remainder of the site will be a blend of 358 townhouses in at least three primary styles with three to twelve units per multi-unit structure situated along interconnected loop roads that traverse the site, including:

- Traditional townhouses, or side-to-side units (at least 75 dwelling units);
- Master down townhouses, also referred to as side-to-side units (up to 131 units); and
- Interlocking townhouses, or back-to-back units (152 units).

The senior housing units will include 75 one-bedroom apartments and 25 two-bedroom apartments. Within the blend of townhouse styles, there will be 76 two-bedroom dwellings and 282 three-bedroom units. The project does not include any four-bedroom townhouses. All 458 proposed senior apartment and townhouse units will be developed on the resulting 68.4-acre site. The 100 senior apartments will be rental units. The townhouses will be owned individually. Commonly held land, improvements (roads, stormwater management systems, etc.), amenities and facilities will be governed by a home owners' association (HOA).

The project sponsor specifically conceived of a residential development intended to have a relatively low impact on the school district. Rather than propose detached single-family homes, the applicant proposed attached townhome and multi-family units to be built at a higher price range thereby limiting school child generation. For instance, 'Master Down' townhouses—units with the master bedroom on the first floor—were specifically conceived of and included in the proposal in order to appeal more directly to senior and empty nesters.

It is the applicant's intent to construct the senior housing rental apartments on one lot, with a single owner, to be managed by a rental management company; and to develop the townhouse portion of the project on a second single lot, with the common areas to be owned by a Homeowners' Association (HOA).

Figure 2-5 presents a building elevation for the senior apartment buildings. Figure 2-6 is an elevation of the side-to-side style townhouse dwellings. The back-to-back style townhouse units are illustrated in Figure 2-7. Sample floor plans are provided as illustrations of possible floor plans for side-to-side and back-to-back units in Figures 2-8 and 2-9, respectively. However, the actual floor plans and final elevations will be provide during later site plan review.

The buildings would be generally designed with earth tone colors e.g., browns, grays and beiges and may include lighter colors such as off white and pale yellow. The buildings would be such that they include a variety of traditional residential styles and have been sited with the intention that they will not dominate views from any publicly accessible location. Overall, the intent is to use a combination of materials, and vary the facades and roof-lines to add visual interest to each building.

The senior apartments would be contained in two 50-unit structures. The townhouse dwellings will be housed in a total of 55 multi-unit buildings with three to twelve units per structure. Based upon the design of the interlocking townhouses described below, a minimum of 76 two-bedroom units are proposed. To assess the maximum potential impact, demographics have been projected assuming all the remaining townhouse units could be three-bedroom. The final determination of how many two-bedroom and three-bedroom units will occur in a multi-unit structure will be addressed as part of later site development plan review.

The 206 side-to-side townhouse dwellings would be designed as two-and-a-half-story units with a one- or two-car garage below the living space. All side-to-side townhouses are three-bedroom units that are approximately 1,750 to 1,900 square feet, each with a deck.

The 152 interlocking or back-to-back townhouses would be designed as two-and-a-half- to three-story units with a one-car garage below the living space. The design of the units, where two units occupy a common width footprint with one unit in front and one in the rear, would result in an equal number of two-bedroom units (76) and three-bedroom units (76), each with a deck. The two-bedroom units are approximately 1,150 to 1,350 square feet. The three-bedroom units are approximately 1,450 to 1,600 square feet.

The 100 senior apartment buildings would be located in two parallel three-and-a-half-story elevator-serviced structures with a common parking area for both buildings. The 75 one-bedroom apartments are approximately 650 to 800 square feet. The 25 two-bedroom apartments are approximately 900 to 1,050 square feet.

On-Site Recreation

As shown in Figure 2-4, the central recreational facilities, which are located along the entry boulevard on the western side of the site, include a clubhouse, swimming pool, outdoor play area, and a picnic area with a gazebo. The one-story clubhouse is approximately 3,900 square feet and would include such features as a fitness area and lounge space. Four other play areas are located along the site roads throughout the development; two in the central and northern area within the loop created by Roads B and C; another near the intersection of Road C with A and one in the eastern end within the loop created by Road A. Gazebos are located near the clubhouse, the senior apartments and in the eastern end to the south of the Road A loop.

An extensive sidewalk and walking trail network runs through the development connecting the senior apartments to the townhouse neighborhood as well as the clubhouse and other recreation amenities. The trails traverse internal open spaces, follow the edge of stormwater ponds and the central wetland and converge with sidewalks following the private road system.

Picnic areas, outdoor play areas and gazebos are located on the sidewalk and trail system. Sidewalks follow the boulevard that provides the primary access to the development allowing future residents convenient pedestrian access to NYS Route 17M on which the Chester Mall and numerous stores and services are located. The emergency only access in the southeastern end of the site would provide pedestrian access to the adjoining neighborhood and would place the Village downtown within easy walking distance. Additionally, the internal private roads provide a network for biking.

The future Homeowners' Association may wish to designate portions of common open areas for dog run areas. These would have to be properly fenced and appropriate rules established for use by homeowners and their dogs, pet waste removal and maintenance of these areas.

Common land and facilities would be owned by a Homeowners Association that would be responsible for the maintenance of common space, the recreational complex, and utilities.

Disturbance and Grading

According to the project engineer, the total impervious surface area of the BT Holdings development would be 24.65 acres, which includes 14.27 acres of roads, parking areas, driveways and walkways and 10.38 acres of building footprints. Lawn and landscaped area would cover 31.85 acres of the developed site. Therefore the total area of disturbance would be 56.50 acres and 11.82 acres would remain undisturbed.

The site includes 6.3 acres of proposed usable open space areas in accordance with zoning requirements, which include the common recreation facility and areas around the wetland and stormwater ponds. Outdoor play areas total 1.1 acres.

Of the 46 acres of existing field, meadow and brushy areas on the site, approximately 40.5 acres will be disturbed. And of the 19 acres of wooded area, approximately 15.9 acres will be disturbed. As noted above, the site contains 3.68 acres of federally-regulated freshwater wetlands of which one tenth (0.1) acre will be disturbed.

The total area of grading or site disturbance is estimated to be 56.5 acres of the site. Total earthwork is estimated to involve approximately 330,000 cubic yards (cy) of cut generated and 365,000 cy of fill needed. The preliminary estimates indicate that there would be a net

requirement of 35,000 cy of material imported to the site, which is based on conceptual plans. More detailed plans will be provided and reviewed as part of site plan review following this DEIS and FEIS review process. Efforts will be made to minimize the volume of fill needed for this project. Grading is shown on the Grading and Drainage Plan, prepared by Langan Engineering and Environmental Services, included herein as Figure 2-10.

Although the submitted plan is a conceptual site plan, the SEQRA review is not a Generic DEIS in which thresholds for future review would be established. Instead the applicant has provided a conceptual site plan including sufficient detail to conduct a through review of the impacts related to the project as a whole, including but not limited to; land use & zoning, demographics, fiscal implications, traffic, wetland impacts, community services, etc. The conceptual plan represents the maximum amount of development anticipated by the applicant, and as such represents the maximum impact scenario.

Access

All primary access to the BT Holdings development would be provided from the proposed road entry boulevard, a private road which would gain access directly from NYS Route 17M. Secondary emergency access would be available from the corner of Oakland Avenue and Woodland Terrace located east of the site, which is a Village road. This road will provide emergency access only and is not proposed for use by the future residents of the BT Holdings development. The specific mechanism to permit access to emergency service vehicles will be determined during actual site plan review in consultation with local fire, ambulance and police agencies. A gated access which would prohibit vehicles other than emergency service responders would be considered by the applicant, at the discretion of the Village.

The proposed entrance to the development from Route 17M is located approximately 1,800 feet north of the main entrance to the Chester Mall and approximately 800 feet from the mall's secondary northern entrance. Although the Chester Mall is adjacent to the southwestern boundary of the site, vehicular access is not proposed to connect directly with this commercial development. There is a wetland in the central portion of the site's western boundary and steeply sloped terrain on the Mall property adjacent to the southern part of the site's boundary. These topographic features would limit the potential for vehicular access. Additionally, access from the site to the Chester Mall would have to enter at the back of the mall property, facing the back of buildings and truck loading areas. Drivers entering would have to drive around to the front of the Mall to park and enter the stores. Such access provides little convenience to future residents.

The applicant believes that sidewalks leading from the site to the adjacent Chester Mall, as well as from the site to Main Street via Oakland Avenue, would be a benefit to the project and its residents. To that end, the applicant proposes to construct, subject to NYS DOT's review and approval, a sidewalk within the existing Route 17M right-of-way on the east side of Route 17M from the project's main driveway to the Chester Mall's northernmost driveway entrance. The applicant has approached the owner of the Chester Mall to make arrangements to continue the sidewalk along the Mall's driveway, and to connect to the Mall storefronts on Mall property. This portion of the sidewalk would be on property that the applicant does not own or control, therefore its construction is subject to the approval and consent of Mall owner. Alternatively, or possibly in addition to, the Route 17M sidewalk, the applicant may also seek to construct a sidewalk or walking trail connection from the project site southerly through the northern boundary of the Mall property. This access would also be subject to the Mall owner's approval.

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A pedestrian connection from the site to Main Street and the historic Village center, via Oakland Avenue is also being investigated. The right-of-way for Oakland Avenue between the site and Main Street is almost entirely occupied by Oakland Avenue itself. Given the width of the road, the trucks that frequently travel on it, and the steep grades adjacent to the road, there is not enough room within the existing right-of-way to construct a properly sized and sloped sidewalk. Should the Village obtain additional right-of-way width, or easements having the same effect, the applicant would agree to construct a sidewalk on the south and east side of Oakland Avenue from the project site to Main Street.

Roads

The proposed private roads have been designed to provide a safe and efficient on-site road system. The entry boulevard provides 24'-wide lanes in both directions and sidewalks on both sides with a planted median. The rest of the on-site roads and the driveway to the senior apartments consist of 24'-wide two-lane (12'-wide lanes) roads. On the length of Road B that is a boulevard, the travel lanes on each side of the planted median are 12' wide. The only exception is the loop at the end of Road A, which traveled way is 21 feet wide including 2 lanes. Sidewalks are provided on one side or both sides in various sections of the internal road loops.

The development's private road system would be owned by a Homeowners Association that would also be responsible for the maintenance of other common facilities.

As mentioned previously, the development would be served by sidewalks located along the proposed private roads as well as a connected trail system traversing open areas of the site. The walking trails and sidewalks would be maintained by the Homeowners Association.

Parking

Parking for all residents is provided in close proximity to residential buildings. For the seniors, two parking areas providing a total of 125 parking spaces are located directly adjacent to the senior apartment buildings.

Each of the townhouse units has a one- or two-car garage and/or a single- or double-width driveway depending on the type of dwelling. Therefore, each unit has potentially 2, 3 or 4 parking spaces. Guest parking lots are distributed evenly along the internal roads so that parking is available within close proximity to each multi-unit building. Overall, 812 spaces are provided in garages and driveways and 179 spaces are provided in guest parking lots. A separate 41-space parking area is located at the clubhouse. A total of 1,032 parking spaces is provided for the townhouse aspect of the development and a total of 1,157 is provided on the entire site (including the seniors). Parking is shown on the Conceptual Site Plan (Figure 2-4) and detailed in tables and notes thereon. Additional detail of the parking calculations are included in Table 3.5-12.

Utilities

Wastewater

The BT Holdings project site is located within the service area of the Moodna Basin Commission which is comprised of three municipalities or portions thereof: the Village of Chester, the Town of Chester and the Town of Monroe. The entire Village of Chester, where three of the project parcels are currently located, is within that service area. The site parcel presently located within the Town of Chester is within the Town's Consolidated Sewer District No. 1, which also lies entirely within that service area.

The Moodna Basin Commission operates and maintains an extensive sewer network within the town and village, including 8-inch diameter gravity sewer in Route 17M along the site frontage. The 8-inch sewer runs northerly to a pump station (Moodna Pump Station No. 5), from where it is pumped back up to the intersection of Route 17M and West Avenue via a 4-inch force main into a gravity sewer that runs to the south. Sewage effluent generated by uses within the service area of the Moodna Basin Commission is conveyed to and treated at the Harriman Sewage Treatment Plant, an Orange County Facility.

Based on the project engineer's estimates, the BT Holdings development's average daily wastewater flow would be 125,160 gallons per day (gpd). The calculations per NYSDEC standards are provided in the Wastewater Report prepared by the Project Engineer, Langan Engineering and Environmental Services, in the Appendix J. More detailed discussion of the Moodna Basin Commission service area, the Harriman Plant and sewer capacity allocation within the service area is provided in DEIS section 3.10 regarding utilities.

By virtue of the project site's location within the Town of Chester's sewer district and within the Village of Chester, the project will remain entitled sewer service from both the Town and the Village. According to usage reports provided by the Moodna Basin Commission, the Village of Chester discharged approximately 363,600 gpd of wastewater to the plant which is 16,600 gpd over the Village's allocated amount. The Town of Chester discharged approximately 262,000 gpd which is 148,000 gpd under the Town's allocated amount. The net combined available and remaining allocation for the Village and Town is 131,400 gpd. The estimated 125,160 gpd of wastewater the proposed project is expected to generate is 22,840 gpd below the Town's available and remaining allocation and 6,240 gpd below the net available and remaining allocation for the Village and Town combined. As such, there presently exists available capacity in the wastewater system to handle the proposed project.

If the pending or approved projects should come on line prior to the BT Holdings project and additional capacity was needed, the Town and/or Village can request additional allocation from the Harriman Sewage Treatment Plant which, as mentioned above, has approximately 1.5 mgd of available capacity. The project sponsor would reimburse the appropriate municipality for any fees related to the increase in allocation necessary to service the proposed project. At present, a Court ordered injunction prohibits the County from allocating any additional amounts to the Moodna Group municipalities. However, it is anticipated that the legal proceedings will be brought to conclusion prior to construction of the BT Holdings project and, depending upon the results of those legal proceedings, additional allocation may become available from the Harriman Treatment Plant source.

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Should wastewater disposal via the contemplated Black Meadow Wastewater Treatment Facility become available, that would provide an additional potential source of wastewater capacity for the Project.

If the pending or approved projects came on line prior to the BT Holdings project and additional allocation to service the BT Holdings project was needed but unavailable from the alternate sources described above, construction of units beyond available capacity would be prohibited until such capacity became available.

The BT Holdings development will require construction of an on-site wastewater collection system and some off-site improvements. The construction and costs for these improvements would be borne by the developer of the site. Design, permitting and construction of these improvements will be in accordance with Village, Moodna District, Orange County and NYSDEC standards and requirements.

The plans and specifications for these improvements would be presented during future actual site plan review. As part of the future review process, the proposed sanitary sewer collection system would be reviewed by the Village Engineer and Sewer District to assure it conforms to pertinent local and district requirements and specifications.

Water Supply

The BT Holding development site is located partially (60.6 acres) within the Town of Chester with the rest of the project site in the Village of Chester. The Village of Chester public water supply system provides safe potable water for Village residents and is operated by the Village's Water Department. The Village's total permitted maximum daily water-taking from these two sources is 1.1 million gallons per day (mgd). The current demand on this water supply system, according to the Water Commissioner, Mr. Thomas Becker, is approximately 0.45 mgd. Therefore, available excess capacity of approximately 0.65 mgd exists in the Village water supply system.

The Village of Chester water supply distribution system consists of an extensive watermain distribution network, fire hydrants, mainline water valves and storage tanks. The watermain network includes a 4-inch main located in NYS Route 17M and an 8-inch main located in Oakland Avenue. The 4-inch main is located along the site's frontage on Rte 17M. The site's eastern side includes an access strip on Oakland Avenue, which is the location of the 8-inch main. One of the three storage tanks is located on the Nexans property adjacent to the site's eastern boundary. Additional details about the Village's water supply system are provided in the Water Supply Report prepared by the project engineer, Langan Engineering and Environmental Services, in Appendix K.

Based on the project engineer's estimates, the project's water supply demand, including the pool and clubhouse demand would be 137,676 gallons per day (gpd). In addition to the domestic water demand, approximately 123,500 gpd may be required for irrigation of the site's lawn and landscaped areas during the summer months. The combined domestic and irrigation demand results in a total seasonal average water demand of 261,180 gpd for the BT Holdings development. Since this is well below the 650,000 gpd available excess capacity in the Village water supply system, it is anticipated that there is sufficient water available to service the BT Holdings project.

More detailed discussion of the Village of Chester public water supply system is provided in DEIS section 3.10 regarding utilities.

The cost of the necessary water supply improvements, on-site and in Rte 17M, including the design, permitting and installation, would be borne by the project developer. The plans and specifications for these improvements would be presented during future actual site plan review. As part of the future review process, the proposed water supply system would be reviewed by the Village Engineer and Village of Chester Water Department to assure it conforms to pertinent local and department requirements and specifications.

Drainage

Drainage improvements to be constructed as part of the proposed project will consist of curb gutters, drainage inlets (catch basins) and underground piping to collect and convey stormwater to three stormwater management basins which will collect all runoff generated from the proposed development (refer to Appendix D). The proposed stormwater management basins will be Wet Ponds (NYSDEC Classification P-2) and will provide both water quality and water quantity treatment. The location of the proposed basins is shown on Figure 2-10 (Grading and Drainage Plan). The Grading and Drainage Plan is conceptual and more detailed plans will be provided and reviewed as part of site plan review following this DEIS and FEIS review process.

Stormwater Management Basin 'A' is located near the western boundary of the site, downhill from the senior apartment buildings, near NYS Route 17M. The discharge from this basin will be conveyed to an existing culvert running under Route 17M.

Stormwater Management Basin 'B' is located near the southwestern boundary of the site, behind the Chester Mall. The discharge from this basin will be conveyed by on-site overland flow to downstream drainageways.

Stormwater Management Basin 'C' is located near the northwestern boundary of the site, downhill from the intersection of Roads B and C. The discharge from this basin will also be conveyed by on-site overland flow to downstream drainageways.

All three wet basins will enhance the aesthetic of the development with appropriate landscaping and visual additions such as fountains.

The Preliminary Stormwater Management Plan is provided in Appendix D, which is based on the conceptual plans for the site. The applicant will submit a fully detailed Stormwater Pollution Prevention Plan (SWPPP) to the Village for review and approval as part of site plan review following this DEIS and FEIS review process. The SWPPP will specify the selection, sizing and siting of the Stormwater Management Practices (SMPs) to protect water resources from stormwater impacts. The designs of the proposed SMPs would be determined using current engineering methodologies that apply appropriate sizing criteria to avoid the overburdening of stormwater conveyance structures.

Signage

The applicant has not finalized signage for the development at this time. It is expected that an identification sign would be placed at the primary access on Route 17M. The designs for the proposed signage, which would be addressed during actual site plan review, will conform to all applicable municipal standards.

Landscaping

Developed lands will be used for residences, recreational areas, roads, driveways and parking areas, lawns and landscaping, and stormwater management improvements. The undeveloped open spaces will provide natural buffer lands and preserve site wetlands and portions of the present wooded areas. The Conceptual Landscape and Lighting Plan (see Figure 2-11) for the project provides plans to revegetate and reclaim any areas cleared by construction within the area of disturbance around buildings or other structures.

The conceptual landscaping plan illustrates the projects tree-lined streets and plantings in the entry boulevard as well as trees and shrubs near parking areas. Buffer plantings, consisting of a blend of deciduous, evergreen and flowering trees, are provided along the perimeter of the site, except in areas where existing woods and tree lines will be retained.

Clusters of shade and evergreen trees and shrubs are distributed along graded slopes to break up views of expansive open hillsides. Plantings around the proposed stormwater basins similarly provide a buffer near larger disturbed areas. Basin planting plans will be provided during site plan review. Linear clusters of shade and evergreen trees provide screening between lines of multi-unit structures to soften internal views of the development and provide shade for future residents.

Landscaped and lawn areas would take up nearly half of the site (approximately 32 acres of the 68-acre site) and undisturbed areas will cover an additional approximately 12 acres. As such, about 44 acres of the developed site would be open or vegetated.

The final plans and specifications for landscaping would be presented during future actual site plan review and after preparation of refined site and grading plans. As part of the future review process, the proposed landscaping would be reviewed by the Village's Engineer and Planning Consultant to assure it conforms to pertinent local requirements, standards and specifications.

Lighting

The proposed lighting on the site is provided on the Conceptual Landscape and Lighting Plan (see Figure 2-11). The proposed roadway light fixtures are pole mounted lights at heights of 20 to 25 feet. The proposed pedestrian light fixtures are pole mounted lights at lower heights of 10 to 12 feet.

The final plans and specifications for lighting would be presented during future actual site plan review, including specification regarding light level and shielding. As part of the future review process, the proposed lighting would be reviewed by the Village's Engineer and Planning Consultant to assure it conforms to pertinent local requirements, standards and specifications.

Sustainable Design and Construction

The proposed project will reinforce the smart growth concept of locating higher density residential housing near existing areas of developed village and hamlet centers, a goal specifically discussed in the Town of Chester Comprehensive Plan adopted in 2003. The provision of diverse housing (market rate and affordable, senior and non-senior of various sizes) brings a mixed residential community close to: necessary shopping and services; possible workplaces; recreational, community and health services; schools; major transportation routes and entertainment and cultural amenities (see description of surrounding commercial, industrial,

neighborhood and mixed-use hamlet areas in DEIS section 3.6). Locating higher-density residential development near these uses shortens travel time for future residents to use needed services and amenities and also adds a population to the community that will use and support nearby businesses, services and amenities.

The site's developed areas will be used for compact multi-unit residences, which are more energy efficient than single-family detached structures. Multi-unit design also allows for shorter roads, driveways and utility transmission lines than would be found in a conventional single-family layout and shared parking areas for guests and recreational facilities. Water conservation devices will be incorporated in the design of dwelling units, multi-unit structures and shared amenities (clubhouse and pool) during site plan review.

The project's utilization of municipal water and wastewater systems, as opposed to individual on-site water wells and septic systems, promotes environmentally-sound planning practices.

The site's compact design leaves larger expanses available for open land and retained wooded areas, lawns and landscaped green spaces. Landscaped and lawn areas would take up nearly half of the site (approximately 32 acres of the 68-acre site) and undisturbed areas will cover an additional approximately 12 acres. As such, about 44 acres of the developed site would be open or vegetated.

The proposed stormwater management basins will also be vegetated and will serve to prevent increases in the volume of off-site runoff and improve the quality of stormwater before it is discharged into existing drainageways. The undeveloped open spaces will provide natural buffer lands around the perimeter of the site and preserve on-site wetlands. The Conceptual Landscape and Lighting Plan (see Figure 2-11) for the project illustrates revegetation and reclamation of areas of disturbance.

The conceptual landscaping plan also illustrates the project's tree-lined streets and plantings in the entry boulevard as well as trees and shrubs near parking areas. Clusters of shade and evergreen trees and shrubs are distributed along graded slopes to break up views of expansive open hillsides. Linear clusters of shade and evergreen trees provide screening between lines of multi-unit structures to soften internal views of the development and provide shade for future residents. The proposed site plantings will stabilize the site, prevent erosion, soften the visual effect of the project as seen from surrounding areas and provide shade and insulation from heat and cold.

Conformity with Zoning

Although a Village of Chester zoning amendment is proposed, the site development is consistent with the density, uses, and bulk regulations defined in the Village's RM zoning and the existing Town SR-6 zoning for the project site. Both of these zoning districts are the only districts in their respective municipalities that allow for the development of this type of multi-family and senior housing. Table 3.6-3 illustrates the conceptual site plan's consistency with existing Town SR-6 uses, lot area and bulk requirements, and compares this to the similar Village RM zoning district. A combination of these zones, in addition to certain related supplemental requirements from zoning subsection 98-29, U., was used as a guidepost in developing the proposed conceptual design.

The proposed RM-N (Residential-Multiple Dwellings-Neighborhood) zoning is very similar to the Village's existing RM district but incorporates changes to the bulk and parking requirements in order to facilitate more desirable design practices. It was determined that proposing a new district would be less cumbersome than seeking adjustments to the RM district. Specifically, the density of 10 dwelling per acre for the senior units and 6.2 dwellings per acre for the townhouse units is largely in conformance with both the Town's SR-6 zoning and the Village's RM zoning and its senior citizen housing special permit. The density of the site is 6.2 dwelling units per acre on the Townhouse portion of the site and 10.0 dwelling units per acre on the senior parcel. The Orange County Comprehensive Plan Strategies for Quality Communities (2003) also recognizes the need for a variety of housing types including affordable and special needs housing in Orange County and in the greater New York Metropolitan area (page 1; page 12). The need for diverse housing is also coupled with objectives to locate housing near "work, schools, transportation and commerce" (page 13). The Orange County Plan recognizes that there will be an increased market for empty nesters, townhouses and retirement communities (page 25) The proposed project will assist the County in meeting their goals.

The majority of the SR-6 lot and bulk requirements are addressed as illustrated in DEIS section 3.6, in Table 3.6-3. The pertinent SR-6 lot area and bulk requirements are met or exceeded by the proposed BT Holdings development.

Table 3.5-12 shows that the proposed parking per unit exceeds the Town's parking requirements, yet does not meet the Village's comparable parking requirements for three-bedroom and senior units. The proposed RM-N zoning amendments include adjustments to the parking requirements. This will result in a reduced number of parking spaces per unit in line with Institute of Transportation Engineers (ITE) surveys of parking utilization for this type of housing, and an associated reduction in impervious surface area on the site, which will reduce stormwater runoff. As detailed in DEIS Section 3.5, Table 3.5-12, the number of proposed parking spaces has been designed to meet the anticipated parking demand.

2.4 Construction and Operation

Construction and Phasing

Construction of the proposed development would commence after approvals and permits are secured from the various agencies listed in Section 2.6 of this DEIS. It is anticipated that construction would commence in 2011 and be completed by 2013-2014.

The majority of grading for the BT Holdings project will occur in areas with slopes of less than 15 percent. Due to the topography of the property and that there were no areas of identifiable of rock outcrop or rock near the surface of the site, it is not anticipated that blasting will be required and extensive rock removal is not anticipated. However, in areas of cuts of 20 feet or more rock may be encountered. If this does occur, mechanical means of removing rock will be used such as ripping, chipping, and hammering.

Blasting will be avoided to the extent possible and if it is needed it will be conducted in compliance with any Town and Village of Chester and State codes restricting or mandating the storage, transportation or use of blasting and blasting material on the site. Grading is shown on the Grading and Drainage Plan, prepared by Langan Engineering and Environmental Services, included herein as Figure 2-10.

The phasing for the BT Holdings development is shown on the Overall Phasing Plan, prepared by Langan Engineering and Environmental Services, included herein as Figure 2-12. In addition, erosion and sedimentation control and construction sequence information is shown on the Soil Erosion and Sediment Control Plan, prepared by Langan Engineering and Environmental Services, included herein as Figure 2-13. Additional discussion of grading, earthwork and soil erosion and sedimentation control plans and practices is provided in DEIS section 3.1.

The engineer's phasing plan indicates that there will be five phases to the proposed development to limit the extent of disturbance to discrete areas of the site related to certain sets of improvements, which will aid in the control of erosion and sedimentation. The phases are as follows:

- Phase A: This phase involves an 11.06-acre area of the site and will include the construction of the entrance to the site from NYS Route 17M, the entry boulevard and the main road into the site, which is Road "A" (extends to the southern portion of the property) and the emergency access to Oakland Avenue. The stormwater basin located in the northwest corner of the property (near Rte 17M) will be developed as well as six (6) of the townhome buildings. The area for later development of the clubhouse and central recreation facilities is also cleared and will initially serve as a temporary soil stockpile location.
- Phase B: This phase involves an 6.17-acre portion of the site and will be limited to the development of the two senior apartment buildings located in the northern portion of the property.
- Phase C: This phase involves an 14.10-acre portion of the site in which Road "B" and a portion of Road "C" will be constructed as well as the development of sixteen (16) of the townhome buildings located in the northern portion of the property. Construction of the Club House and Recreation facilities shall be constructed prior to the initiation of Phase D.
- Phase D: This phase involves an 13.08-acre portion of the site and will include construction of the stormwater basin located on the western boundary of the property as well as eighteen (18) of the townhome buildings.
- Phase E: This phase involves an 11.77-acre portion of the site and will include the construction of the stormwater basin located in the northeast corner of the property as well as fifteen (15) of the townhome buildings and the remainder of Road "C".

The BT Holdings plans and the Preliminary Stormwater Management Plan (see Appendix D) include Erosion and Sediment Control Measures and other protective construction practices, which are discussed extensively in DEIS section 3.2 regarding water resources. Construction traffic would use a stabilized construction entrance at Rte 17M as shown on the Soil Erosion Plan (Figure 2-13). This plan includes notation regarding construction sequencing including, but not limited to:

- Construction of stabilized construction entrance;
- Installation of sediment barriers prior to land clearing and tree removal;
- Limiting land disturbance to no more than five (5) acres without NYSDEC consent; and
- Tree protection in areas to be disturbed.

The installation of erosion control measures would begin with the establishment of protective features at the bottom of existing slopes on the undisturbed site, followed by the sequential placement of any upslope erosion and sedimentation Control (ESC) measures. When installing the erosion control measures, the sequence would generally be as follows:

- Prior to the commencement of construction activities, the limits of clearing and grading would be clearly marked. Perimeter silt fence and the stabilized construction entrance would initially be installed.
- Prior to commencing earth moving activities, temporary erosion control devices would be installed. This would include the initial installation of the initial temporary sediment traps, diversion swales, and drainage channel check dams.
- Upon completion of clearing and grubbing activities during each construction phase, topsoil would be stripped from all disturbed areas and stockpiled. Stockpiled topsoil would be stabilized by temporary seeding and surrounded with a perimeter silt fence.
- Immediately after completion of rough grading, any remaining temporary erosion controls would be installed as specified, including any additional silt fences, diversion swales or check dams. Any areas not requiring further earth work would be fine graded, topsoiled and stabilized as early as possible.

Operation

A Homeowners' Association (HOA) would be created to own and maintain common areas and facilities in the townhouse portion of the BT Holdings development. The HOA is an organization established to govern a private community. It will own and manage common property of the BT Holdings development. By buying a lot and/or home in BT Holdings, an owner will automatically become a member of the HOA of which it is a part. Before offering to sell memberships in the HOA, the developer must file an offering plan with the New York State Attorney General.

The HOA will be established under the New York State Not-for-Profit Corporation Law. It will be governed by a board of directors elected by the members, i.e., property owners, in the development, and a set of rules called by-laws. Records of all financial transactions must be kept, taxes paid, and certain services provided to members. The Board of Directors establishes an annual budget prepared to estimate expenses to maintain the common property, and then assesses each member a share of the costs.

The developer will establish the responsibilities of the association initially by setting out the services and expenses in the Association's budget. The declaration provides the means by which the HOA can enforce the members' obligations and the by-laws set forth the procedures for running the Association. The developer controls the HOA at the development's inception and relinquishes control to the individual owners of the BT Holdings development.¹

¹ The description of a Homeowners Association is described at the New York Attorney General's website at http://www.oag.state.ny.us/realestate/home_prob.html.

The HOA would be responsible for the maintenance and operation of the following facilities:

- Roads, sidewalks, driveways and parking areas, including the emergency access road;
- Open space areas including trails, gazebos, lawns and landscaping;
- Recreational areas including clubhouse, pool, outdoor play areas and picnic areas; and
- stormwater system components and facilities including stormwater management basins.

The on-site water supply and wastewater collection systems will become part of and thus owned and operated by the related municipal and inter-municipal systems. Easements will be delineated during site plan review for access to public infrastructure for operation and maintenance of these systems.

It is the applicant's intent to construct the senior housing rental apartments on a separate lot with a single owner to be managed by a rental management company.

2.5 Project Purpose, Need and Benefit

Project Purpose

- Directly responds to the community growth goals and specific site usage set forth in the Town of Chester Comprehensive Plan; *and*
- Generates substantial tax revenue for the Town, Village and Chester Union-Free School District, among others, while providing housing that is expected to cover its costs (see 3.8 Economic & Demographics)

This project is being proposed to address the need for quality market-rate townhouse dwellings and market-rate and affordable senior rental apartments in a location that is accessible to water and sewer services and has access to major transportation routes of the region. The intent of the applicant is to provide this housing while minimizing potential impacts to the greatest extent possible.

Project Need

The project has been designed to meet the following needs:

- Directly responds to the community growth goals and specific site usage set forth in the Town of Chester Comprehensive Plan; *and*
- Generates substantial tax revenue for the Town, Village and Chester Union-Free School District, among others, while providing housing that is expected to cover its costs (see 3.8 Economic & Demographics)

Following adoption of its Comprehensive Plan in May 2003, the Town of Chester enacted zoning changes throughout the municipality in order to channel development into appropriate areas. As part of that rezoning effort, the 60.6-acre lot on the BT Holdings site was designated as SR-6 zoning (Suburban Residential) permitting townhouse dwelling units of up to 6 to 8 per acre and senior housing units from 10 to 18 units per acre. The Comprehensive Plan specifically referenced the project site by indicating that there was "land to the rear (of the Chester Mall) with access to the Mall and Route 17M that could be developed for senior, adult or a combination of higher density uses with access to shopping or transportation" (Comprehensive Plan, Town of Chester, page 38).

Through a series of meetings and presentations to the various Village and Town officials over the course of several years, the project sponsor formulated a project that incorporates a blend of (i) age-restricted (senior) market-rate and affordable rental units and (ii) non-age-restricted market-rate townhouses. This proposed "maintenance-free" housing is specifically targeted toward local seniors seeking affordable housing options, empty nesters who wish to downsize from larger, maintenance-intensive single-family homes, and young professionals who are not yet ready or able to invest in more expensive single-family options. The applicant identified a need in the community for such multi-family and senior housing, the type of which has not been developed in the community in a long time.

The Comprehensive Plan includes other objectives which are also addressed by the proposed action:

- "... channel future residential growth into suburban residential areas where central water and sewer services can be expanded efficiently to accommodate growth." (page 24)
- "... coordinate planning with the surrounding communities and the county, but most importantly with the Village of Chester and the Town of Monroe." (page 24)
- "... provide for a mixture of housing types that will help to promote a diverse population base." (page 24)

Though the Village of Chester has no comprehensive plan, its zoning law cites certain goals in its Senior Citizen Housing special use permit section. Specifically, it states a desire "to expand housing opportunities for senior citizens and the physically challenged." Two of the principal objectives cited in that section (98-23.1[B]) are:

- "To encourage housing opportunities for senior citizens, including affordable housing for those senior citizens living on fixed or limited income in order to give such residents the opportunity to remain in the community close to family and friends."
- "To provide appropriate sites for the development of such housing in convenient locations."

The Orange County Comprehensive Plan Strategies for Quality Communities (2003) also recognizes the need for a variety of housing types including affordable and special needs housing in Orange County and in the greater New York Metropolitan area (page 1; page 12). The need for diverse housing is also coupled with objectives to locate housing near "work, schools, transportation and commerce" (page 13). The Orange County Plan recognizes that there will be an increased market for empty nesters, townhouses and retirement communities (page 25).

Project Benefits

The BT Holdings development has been designed to meet the planning objectives expressed by the Town of Chester and Orange County by:

- Providing a mix of market-rate housing in various sizes and styles including the availability of Master Down units;
- Including senior rental apartments, which will contain affordable units as per the applicable zoning; and
- Utilizing a location near shopping and work along Route 17M and within the Village of Chester, near the community's center in the Chester and East Chester hamlet areas.

It is the applicant's intent that the BT Holdings site, when developed, will be compatible with the blend of existing nearby intensive commercial, industrial and medium to high density residential land uses. The project will also create a transition from highway commercial uses on the west side of the site to hamlet-style downtown and neighborhood development to the east and south of the site. The future residents of the BT Holdings development (estimated 1,137) will live near existing business and community centers and will thus patronize existing businesses and services along Rte 17M and in the Chester and East Chester hamlet areas including joining, volunteering and contributing to community organizations, leagues and churches. Employees of existing area employers (industrial park, BOCES, Chester Mall) may choose to live in the new homes on the site, thus creating short commutes for existing employees.

The proposed water and wastewater infrastructure will benefit both the project and the surrounding community. The proposed water infrastructure includes the replacement of a 4-inch water main in Route 17M with a new, larger 10-inch main, and the installation of a new 10-inch main through the property that will interconnect the new 10-inch main in Route 17M and the existing 8-inch main in Oakland Terrace. This new 10-inch main will not only service the project site, but it will also strengthen the water service in the surrounding area by providing a redundant source of water to 17M from the tank on Oakland Terrace. In addition, the project will include the assessment of Sanitary Pump Station No. 5, and will likely include upgrades to the pump station that will in turn benefit the project as well as the other contributors to the sanitary sewers in the immediate area.

In addition to the many fulfillment of the goals stated above, the project would be estimated to generate substantial annual tax revenue, especially for the Town (\$223,934), Village (\$583,301) and Chester Union-Free School District (\$1,606,933). By proposing a plan with this specific housing, the sponsor intends to create a low-impact residential development that would more than cover its own costs, especially with regard to schoolchildren.

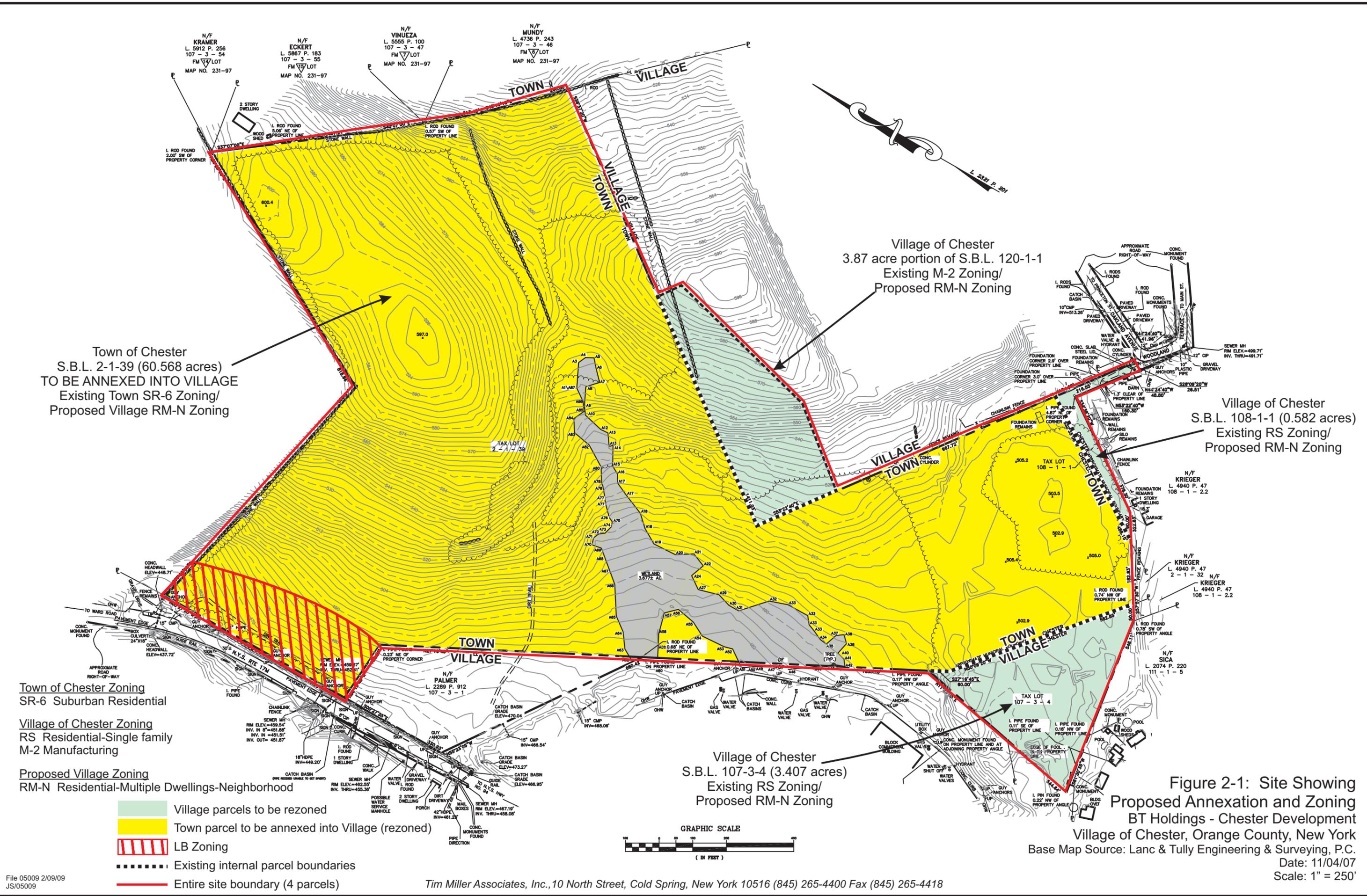
2.6 Approvals, Reviews and Permits

As the Lead Agency, the Village of Chester Village Board has primary responsibility for review of this annexation and, as part of DEIS review, for reviewing a zoning amendment and determining its conformance with the Village's requirements for the proposed Site Plan. The proposed action will require the following approvals by the listed agencies (involved agencies):

Involved Agencies

Village of Chester Board of Trustees (Lead Agency)	Annexation; Zoning Amendment; Water system improvements; Sewer System Improvements
Town of Chester Town Board	Annexation
Village of Chester Planning Board	Site Plan approval Special Use Permit
Village of Chester Zoning Board of Appeals	Possible variances*
Village of Chester Highway Department	Road opening for site entrance for emergency access
Village of Chester Building Department	Building Permit
Village of Chester Water Department	Water system improvements; Water Connection
Moodna Basin Joint Operation and Maintenance Commission	Black Meadow Treatment Plant construction; Sewer system improvements; Sewer connection
Orange County Department of Health	Approval of Water System Improvements
Orange County Department of Planning	Referral to Orange County Planning Board and review under 239 l, m and n
New York State Department of Environmental Conservation (NYSDEC)	Review of plans for wastewater treatment plant; Wastewater SPDES; Stormwater Discharge SPDES General Permit for site disturbance
New York State Department of Transportation	Highway access (curb cut) permit for construction of primary access on NYS Route 17M
New York State Office of the Attorney General	Filing of Home Owner's Association
U.S. Army Corps of Engineers	Review of wetlands disturbance and permitting

*Some variances would be required if the site would be developed under the existing RM district as shown on Figure 2-4, the Conceptual Site Plan with Zoning Tables, however, the RM-N zoning district proposes new bulk requirements which will eliminate the need for variances.



Town of Chester
S.B.L. 2-1-39 (60.568 acres)
TO BE ANNEXED INTO VILLAGE
Existing Town SR-6 Zoning/
Proposed Village RM-N Zoning

Village of Chester
3.87 acre portion of S.B.L. 120-1-1
Existing M-2 Zoning/
Proposed RM-N Zoning

Village of Chester
S.B.L. 108-1-1 (0.582 acres)
Existing RS Zoning/
Proposed RM-N Zoning

Village of Chester
S.B.L. 107-3-4 (3.407 acres)
Existing RS Zoning/
Proposed RM-N Zoning

Town of Chester Zoning
SR-6 Suburban Residential

Village of Chester Zoning
RS Residential-Single family
M-2 Manufacturing

Proposed Village Zoning
RM-N Residential-Multiple Dwellings-Neighborhood

- Village parcels to be rezoned
- Town parcel to be annexed into Village (rezoned)
- LB Zoning
- Existing internal parcel boundaries
- Entire site boundary (4 parcels)

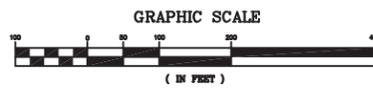


Figure 2-1: Site Showing
Proposed Annexation and Zoning
BT Holdings - Chester Development
Village of Chester, Orange County, New York
Base Map Source: Lanc & Tully Engineering & Surveying, P.C.
Date: 11/04/07
Scale: 1" = 250'

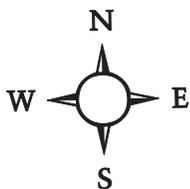
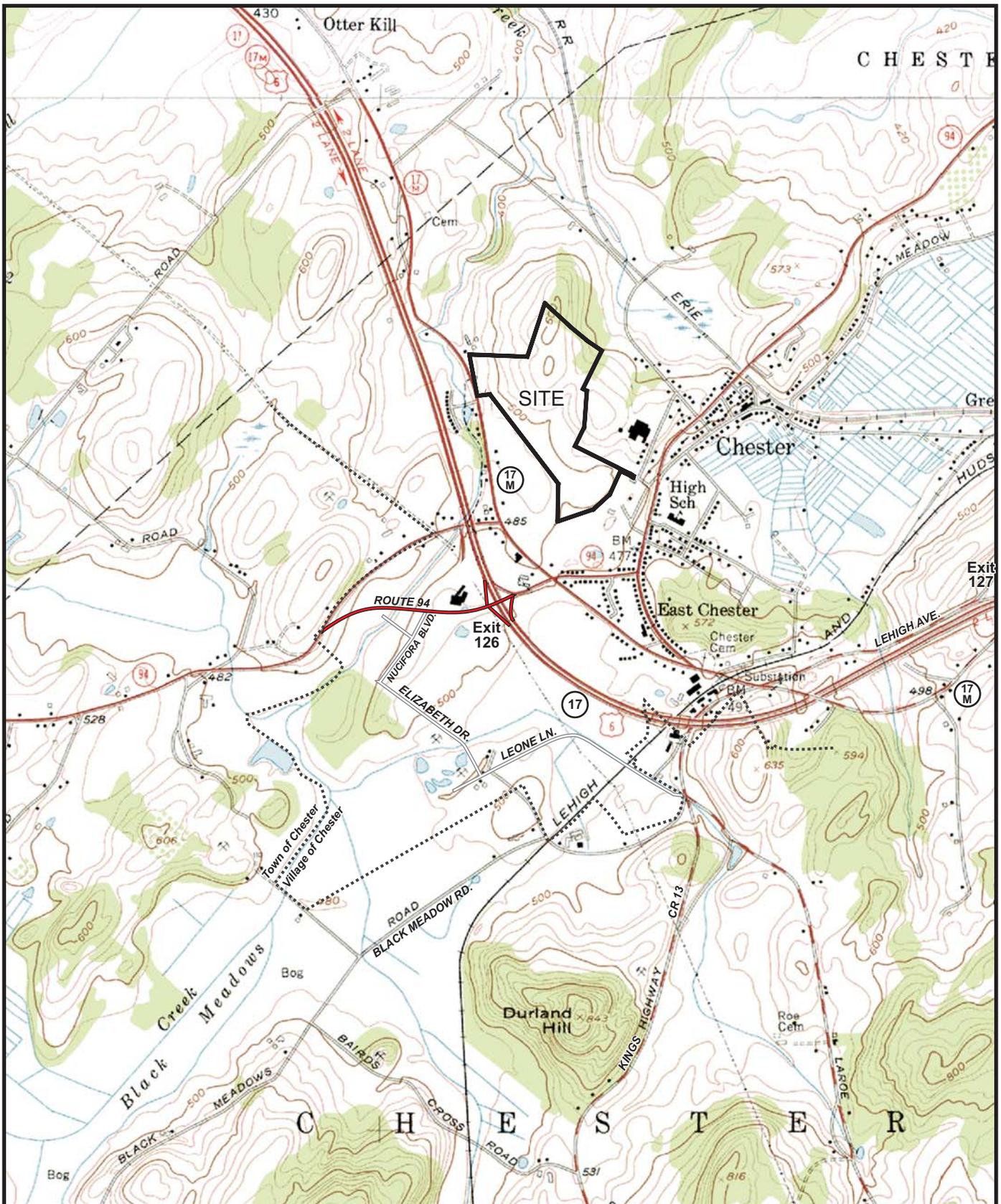


Figure 2-2: Location Map
 BT Holdings - Chester Development
 Village of Chester, Town of Chester, Orange County, New York
 Base Map: USGS Topographic Map, Warwick Quad
 Scale: 1 inch = 2,000 feet



SITE DATA

TOTAL SITE AREA: +/- 68.4 ACRES

PROPOSED RESIDENTIAL DEVELOPMENT:

SENIOR MID-RISE APARTMENTS:	100 UNITS
TRADITIONAL TOWNHOUSES:	75 UNITS
INTERLOCKING TOWNHOUSES:	152 UNITS
MASTER-DOWN TOWNHOUSES:	131 UNITS
TOTAL HOMES PROPOSED:	458 UNITS

0 100' 200' 400'



Figure 2-3: Conceptual Site Plan (Aerial)
 BT Holdings - Chester Development
 Village of Chester, Town of Chester, Orange County, New York
 Source: Barton Partners Architects & Planners, 12/03/08
 Scale: As Shown



DEVELOPMENT STATISTICS:

BUILDING TYPES:

- SENIOR HOUSING	100 units
- TRADITIONAL TOWNHOUSES	75 units
- INTERLOCKING TOWNHOUSES	152 units
- MASTER DOWN TOWNHOUSES	131 units
TOTAL	458 units

PARKING:

- SENIOR PARKING	125 spaces
- CLUB HOUSE	41 spaces
- RESIDENTIAL (ON STREET PARKING)	179 spaces
- RESIDENTIAL GARAGE & APRON PARKING **	812 spaces
TOTAL	1,157 spaces

* (MIN. (2) SPACES / UNIT) USED TO CALCULATE ADDITIONAL VISITOR PARKING, LISTED ABOVE AS 'ON-STREET PARKING' (350 x 2.5 = 895; 716 GARAGE / APRON SPACES, 179 VISITOR SPACES).
 ** TYPICAL DRIVEWAY WIDTHS:
 - SINGLE WIDTH DRIVEWAYS = 10'-0"
 - DOUBLE WIDTH DRIVEWAYS = 20'-0"

ZONING TABLE
 Proposed Townhouse Community
 Zone-RM (Residential - Multiple Dwellings)
 (Special Permitted Use)

Item	Required / Permitted	Proposed
Lot Requirements:		
Minimum Lot Area	80,000 sf (1.84 ac)	± 2,533,187 sf (± 58.2 ac)
Maximum Lot Coverage	20%	± 15.7%
Minimum Lot Width	150 ft	varies
Maximum Lot Density	6 Units/acre (1) (350 Units)	6.2 Units/acre (358 Units)
Open Space Requirements:		
Minimum Usable Open Space	250,600 sf / 5.8 ac (2)	274,000 sf / 6.3 ac (8)
Minimum Outdoor Play Area	35,800 sf / .8 ac (3)	48,000 sf / 1.1 ac
Individual Lot Requirements:		
Minimum Lot Area	2000 sf	2000 sf
Minimum Front Yard Setback	20 ft (4)	20 ft
Minimum Side Yard Setback	25 ft each, 50 ft both (5)	20 ft each, 40 ft both *
Minimum Rear Yard Setback	35 ft	35 ft
Building Requirements:		
Maximum Building Height	35 ft, 3 stories	35 ft, 3 Stories
Parking Requirements:		
Minimum Spaces Per 3-Bedroom Unit	3.75 Spaces Per Unit (6)	2.5 Spaces Per Unit *
Total Parking	1290 Spaces (7)	1,032 Spaces *

NOTES:
 (1) For 3 or more bedroom units, up to 6 units per acre. All Traditional & Master Down Townhouses to be (3) bedroom units. Interlocking Townhouses anticipated to be split 50%/50% between (2) & (3) bedroom units.
 (2) 700 square feet of usable open space to be required per unit.
 (3) For units with 3 or more rooms, 100 square feet of outdoor play area is required.
 (4) With Planning Board approval.
 (5) No side yards are required for townhouses on interior lots.
 (6) For 3 or more bedroom units, 3 spaces per unit, and 0.75 spaces per unit for guests.
 (7) Each unit shall have one garage space, and each unit shall count one space per driveway on each lot, except on end units which shall have two garage spaces and two parking spaces per driveway. The additional 5 spaces per unit have been provided in off-street parking lots.
 (8) Areas counted toward open space include the Clubhouse recreation area, areas surrounding stormwater management ponds, and areas surrounding wetlands. Counted open spaces shall be graded and maintained by Homeowners Association to allow for pedestrian access and to meet 5% slope maximum where feasible, or provide trail switchbacks at a slope of less than 5% in those areas in which natural grade is steeper. Areas shall be located so as to be accessible from public streets where applicable.

ZONING TABLE
 Proposed Senior Citizen Housing Community
 Zone-RM (SCH - Senior Citizen Housing)
 (Special Permitted Use)

Item	Required / Permitted	Proposed
Lot Requirements:		
Minimum Lot Area	3.0 acres	± 10.1 ac
Maximum Lot Impervious Surface Area	75%	± 22%
Minimum Lot Width	100 ft	± 75 ft
Minimum Lot Depth	150 ft	± 425 ft
Maximum Lot Density	10.0 Units/acre (1) (100 Units)	10.0 Units/acre (100 Units)
Yard Requirements:		
Minimum Front Yard Setback	75 ft (2)	75 ft
Minimum Side Yard Setback	50 ft (2)	50 ft
Minimum Rear Yard Setback	50 ft (2)	50 ft
Building Requirements:		
Maximum Building Height	35 ft, 3 Stories	35 ft, 4 Stories *
Minimum Building Separation	1.5 x Bldg. Height	60 ft
Maximum Units Per Building	24 Units	50 Units *
Minimum Distance to Parking	25 ft	15 ft *
Parking Requirement:		
Minimum Parking Spaces:	2.25 Spaces Per Unit (3)	1.25 Spaces Per Unit *
	216 Spaces (96 Units)	125 Spaces (100 Units) *

NOTES:
 (1) More than 20 percent of the total dwelling units shall qualify as affordable housing.
 (2) For sites five acres or more.
 (3) 1.5 spaces per unit plus 0.75 spaces for guest parking and staff required.
 * Variance Required for Building Height, Distance from Building to Parking, and Parking Requirement. Proposed Buildings shall be built into hillside so that front elevation shall have 3 stories and rear elevation shall have 4 stories of living space.

Figure 2-4: Conceptual Site Plan with Zoning Tables
 BT Holdings - Chester Development
 Village of Chester, Town of Chester, Orange County, New York
 Source: Barton Partners Architects & Planners, 12/03/08
 Scale: As Shown

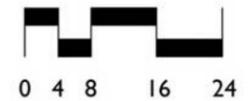


Figure 2-5: Uphill Senior Midrise Elevation
BT Holdings - Chester Development
Village of Chester, Town of Chester, Orange County, New York
Source: Barton Partners Architects & Planners
Drawing Date: 7/31/06
Scale: Graphic



DOWNHILL



UPHILL

Figure 2-6: "Side-to-Side" Townhouse Front Elevations
 BT Holdings - Chester Development
 Village of Chester, Town of Chester, Orange County, New York
 Source: Barton Partners Architects & Planners, 03/14/08



Figure 2-7: "Back to Back" Townhouse Front Elevation
BT Holdings - Chester Development
Village of Chester, Town of Chester, Orange County, New York
Source: Barton Partners Architects & Planners
Date: 3/14/08

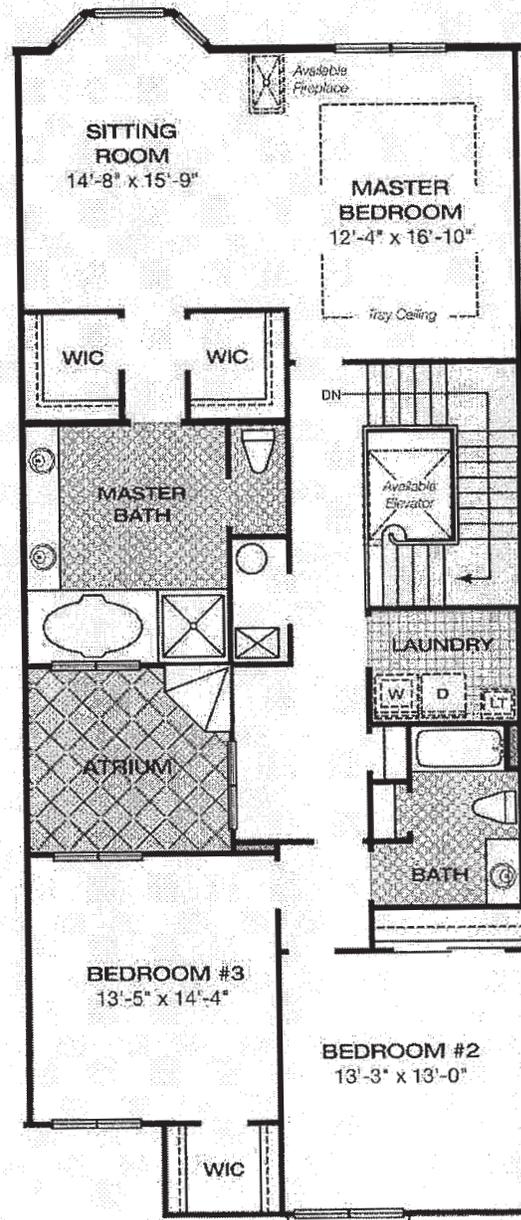
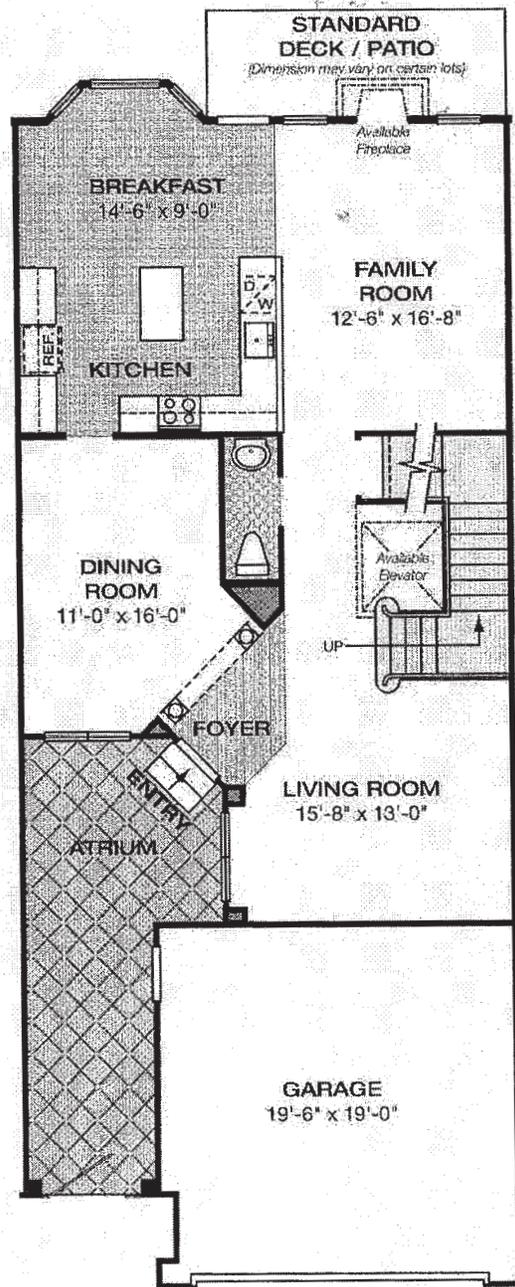
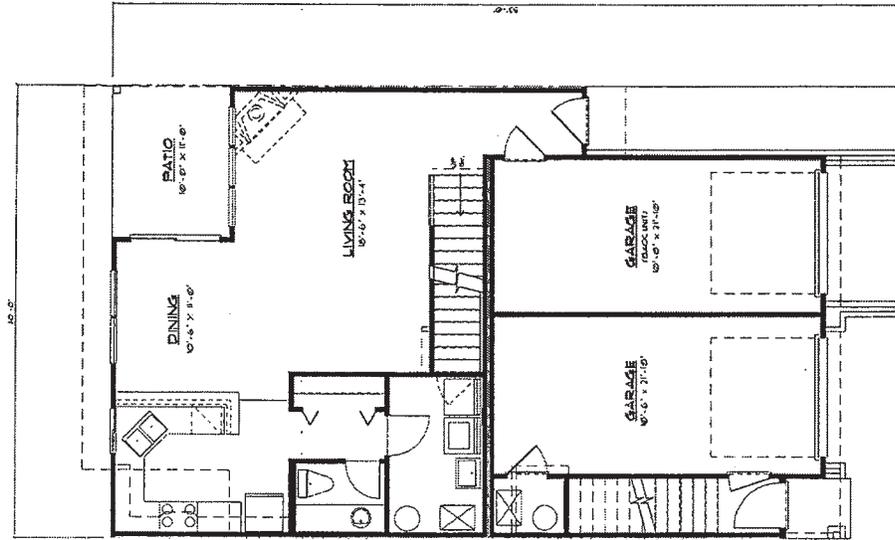
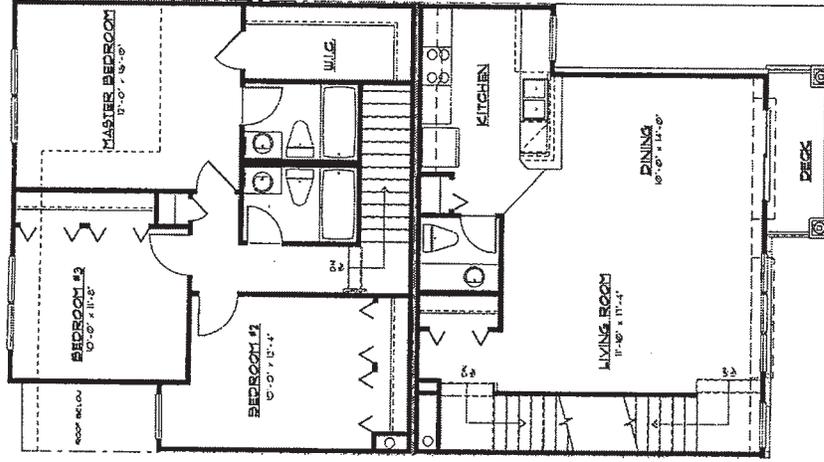


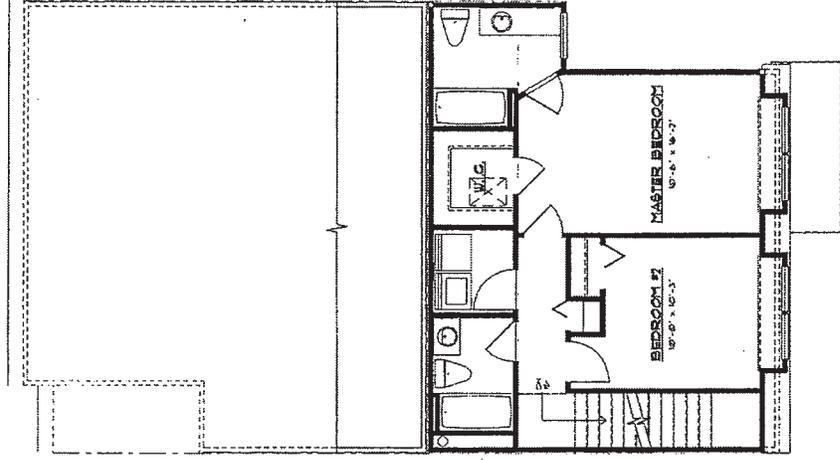
Figure 2-8: Example of Floor Plan for Townhouse Units
 BT Holdings - Chester Development
 Village of Chester, Town of Chester, Orange County, New York
 Source: Barton Partners Architects & Planners
 Date: 11/09/07



1ST FLOOR



2ND FLOOR

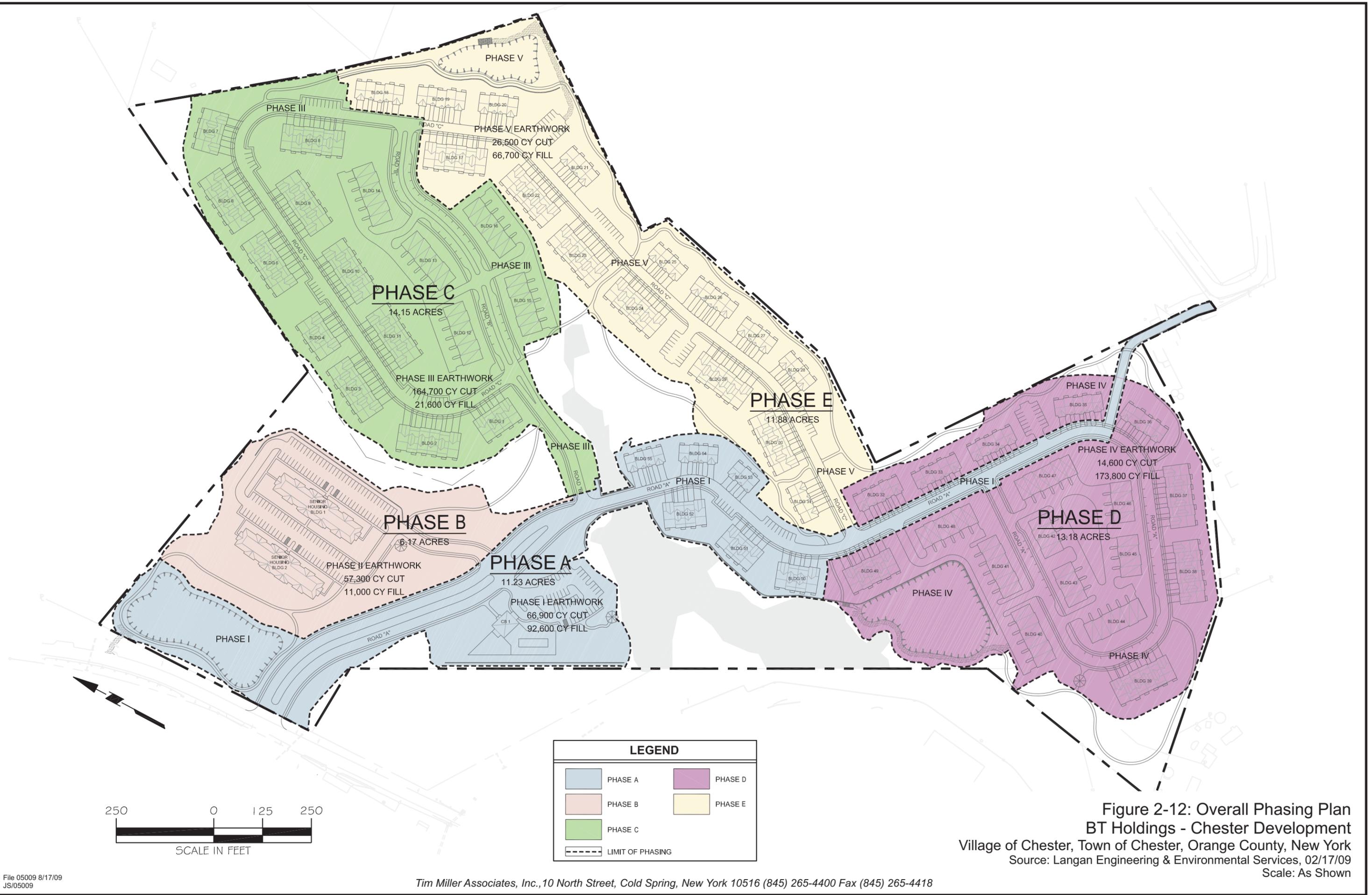


3RD FLOOR

Figure 2-9: Example of Floor Plan for Townhouses
 BT Holdings - Chester Development
 Village of Chester, Town of Chester, Orange County, New York
 Source: Barton Partners Architects & Planners
 Date: 11/09/07



Figure 2-10: Grading and Drainage Plan
BT Holdings - Chester Development
 Village of Chester, Town of Chester, Orange County, New York
 Source: Langan Engineering & Environmental Services, 12/11/08
 Scale: As Shown



LEGEND			
	PHASE A		PHASE D
	PHASE B		PHASE E
	PHASE C		
	LIMIT OF PHASING		

Figure 2-12: Overall Phasing Plan
 BT Holdings - Chester Development
 Village of Chester, Town of Chester, Orange County, New York
 Source: Langan Engineering & Environmental Services, 02/17/09
 Scale: As Shown

SEDIMENT AND EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCING

- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES WHERE SHOWN ON THE PLAN.
- INSTALL SEDIMENT BARRIERS/SWALES/DITCHES/DIKES AT DOWN SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS, AND INSTALL OTHER SEDIMENTATION AND EROSION CONTROL STRUCTURES OR MEASURES AS SHOWN ON THE DRAWINGS.
- LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT. NO MORE THAN FIVE (5) ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME WITHOUT NYSDEC CONSENT. PREVIOUS EARTHWORK SHALL BE STABILIZED AS SPECIFIED BEFORE ADDITIONAL AREA IS EXPOSED.
- CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, THEN STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYEGRASS COVER AS SPECIFIED BELOW (SEE NOTE 8), AND ERECT A SILT FENCE AROUND THE STOCKPILE.
- PROTECT ALL TREES WHICH ARE TO REMAIN AND WHICH ARE IN OR NEAR CONSTRUCTION AREAS AS DIRECTED IN THE FIELD WITH SNOW FENCING PLACED AROUND THE TREE TRUNK. PLACE SNOW FENCING AT THE DRIP LINE SURROUNDING TREES, IF POSSIBLE, OR TO MAINTAIN A MINIMUM DIAMETER OF 10 FEET AROUND TREES. WHERE FENCING MUST BE PLACED CLOSER THAN THE DRIP LINE, PLACE 4 INCHES OF WOOD CHIPS OVER ROOT ZONE TO EXTEND TO THE DRIP LINE. MAINTAIN THIS WOOD CHIP PROTECTION FOR THE DURATION OF CONSTRUCTION.
- PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
- INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS, OR MODIFY SEDIMENT CONTROL MEASURES INSTALLED IN #2 ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION AND ALL PAVEMENTS ARE PAVED WITH A BASE COURSE.
- SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 14 DAYS OR MORE AND WHICH WILL NOT BE UNDER CONSTRUCTION WITHIN 30 DAYS WITH TEMPORARY RYEGRASS COVER, AS FOLLOWS (METHOD OF SEEDING IS OPTIONAL):
 - A. LOOSEN SEEDBED BY DISCING TO A 4" DEPTH.
 - B. SEED WITH 6 LB. PER ACRE PERENNIAL OR ANNUAL RYEGRASS.
 - C. MULCH WITH 100-200 BALES PER ACRE OF BLOWN AND CHOPPED HAY BOUND IN PLACE WITH 2000 LB. PER ACRE CELLULOSE FIBER MULCH, AND WITH AN APPROVED TACKIFIER BINDER.
- IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEED AND MULCHED IMMEDIATELY. ALL SLOPES STEEPER THAN ONE ON THREE (V/H) AND PERIMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE IMMEDIATELY STABILIZED WITH TEMPORARY SEEDING AND MULCHING.
- AFTER COMPLETION OF SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED WITH PERMANENT LAWN MIX AS FOLLOWS (SEE LANDSCAPE PLAN FOR OTHER PLANTING INFORMATION):
 - A. LIME TOPSOIL TO pH 6.0.
 - B. FERTILIZE WITH 20 LB. PER 1000 SQ. FT. OF 5-10-10, 50% WATER SOLUBLE NITROGEN FERTILIZER.
 - C. SEED WITH 5 LB. PER 1000 SQ. FT. OF THE FOLLOWING MIXTURE, OR OTHER MIXTURE APPROVED BY THE LANDSCAPE ARCHITECT: 40% JAMESTOWN CHEWINGS FESCUE, 40% BARON KENTUCKY BLUEGRASS AND 20% YORKTOWN PERENNIAL RYEGRASS.
 - D. MULCH AS DESCRIBED FOR TEMPORARY SEEDING (NOTE 8 ABOVE).
 - E. FERTILIZE 4 WEEKS AFTER GERMINATION WITH 10 LB. 20-10-10 FERTILIZER PER 1000 SQ. FT.
- DURING THE PROGRESS OF CONSTRUCTION, MAINTAIN ALL SEDIMENT TRAPS, BARRIERS, AND FILTERS AS NECESSARY TO PREVENT THEIR BEING CLOGGED UP WITH SEDIMENT.
- AFTER PAVEMENTS ARE INSTALLED AND PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THOSE DISTURBED AREAS.
- MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
- STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, TO DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
- DURING CONSTRUCTION, ALL STRUCTURES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RAIN. REMOVE ACCUMULATED SEDIMENT AND STOCKPILE AND STABILIZE IN AN AREA NOT SUBJECT TO FURTHER EROSION.
- AFTER CONSTRUCTION IS COMPLETED, PERMANENT SEDIMENT OR EROSION CONTROL STRUCTURES SHOULD BE INSPECTED AT LEAST SEMIANNUALLY AND AFTER EVERY RAIN.

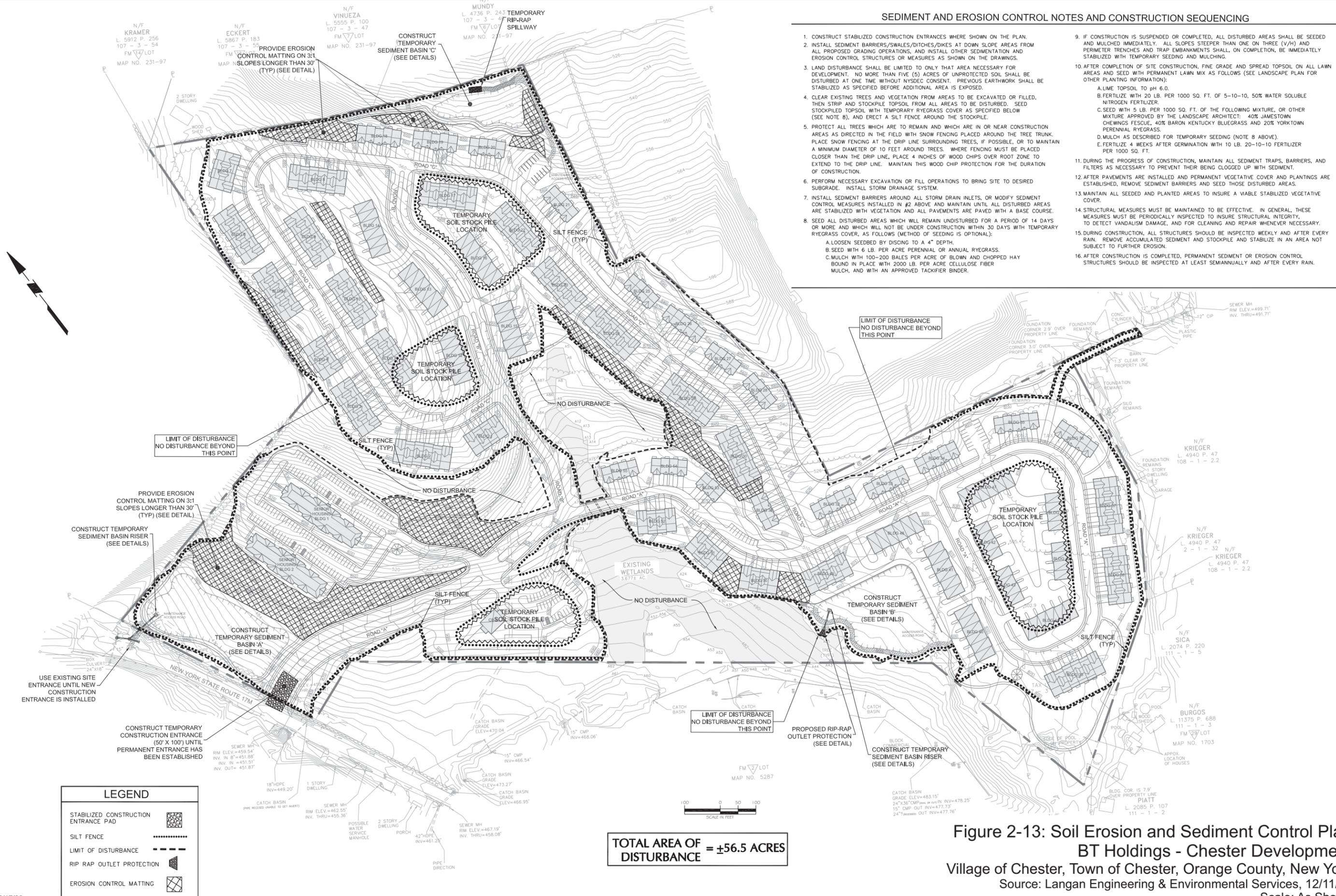


Figure 2-13: Soil Erosion and Sediment Control Plan
 BT Holdings - Chester Development
 Village of Chester, Town of Chester, Orange County, New York
 Source: Langan Engineering & Environmental Services, 12/11/08
 Scale: As Shown