



TOWN OF CHESTER CHESTERTOWN STREETScape ENHANCEMENT

DECEMBER 7, 2011

This concept was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.

PREPARED BY



PREPARED FOR



AND



TABLE OF CONTENTS

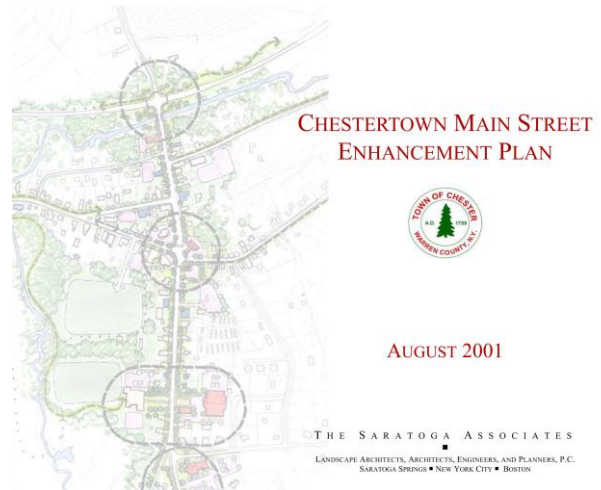
INTRODUCTION

DRAFT MAIN STREET ENHANCEMENT PLAN UPDATE	1
STUDY AREA BOUNDARY	6
HAMLET STREETScape PROFILE/ANALYSIS	7
COMMITTEE MEETINGS	10
TOWN BOARD MEETING	10
SCHEMATIC DESIGNS AND FINAL MAIN STREET PLAN	11
CONSTRUCTION REQUIREMENT ANALYSIS	20
FUTURE PROJECTS	22

INTRODUCTION

Town of Chester CHESTERTOWN STREETScape ENHANCEMENT

This project is part of a larger waterfront and community revitalization effort that has been carried out by Warren County in partnership with the New York State Department of State (NYS DOS), Division of Coastal Resources and the communities of the “First Wilderness” corridor of the Hudson River. Using earlier studies as a guide, our team identified locations within the Chestertown Hamlet study area to focus efforts, including new opportunities such as sidewalks, landscaping, and lighting. The goal was to break down the 2001 Main Street Enhancement Plan into doable projects, suitable for completion by public works staff and eligible for grant funding. Our team also identified future projects that would require additional funding, approval and permitting from other entities such as NYS Department of Transportation and continued partnership and support from the NYSDOS Division of Coastal Resources.



STUDY AREA PROPOSED:

As a follow up to community revitalizations held by a town-appointed committee, the consulting team began its work by presenting key focus areas of the existing enhancement plan (The Saratoga Associates, 2001) to the committee to gain feedback and to assess current needs as they have evolved over the last ten years.

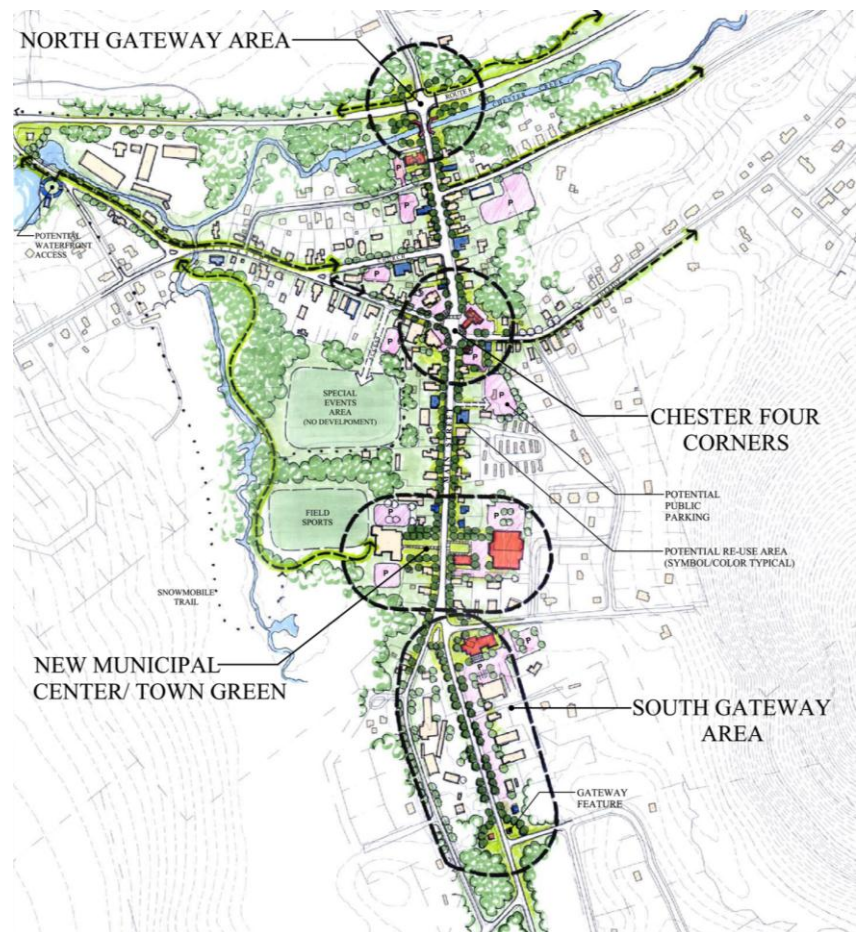
These areas included:

Northern Gateway Area

Chester Four Corners

Municipal Center / Town Green

Southern Gateway Area



The consulting team conducted a

review of the initial concepts presented in an earlier plan and updated the ideas as follows:

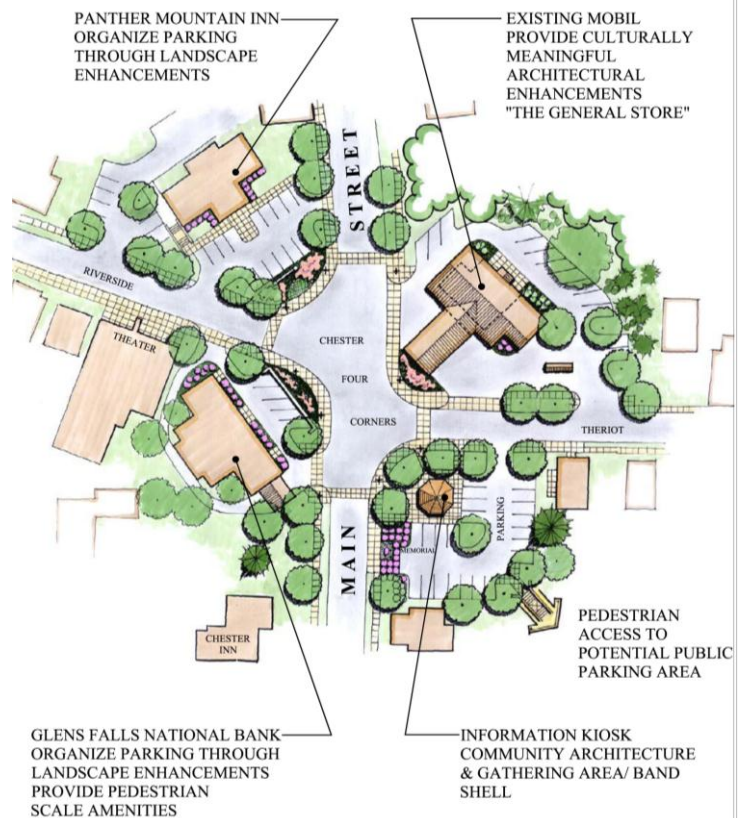
North Gateway Area

- Bridge rail improvements over Chester Brook
- Crosswalk improvements at the Route * and Route 9 intersection
- New sidewalk/ walkway to connect from the intersection to the hamlet
- Welcome Sign and more robust treatments on south side into hamlet



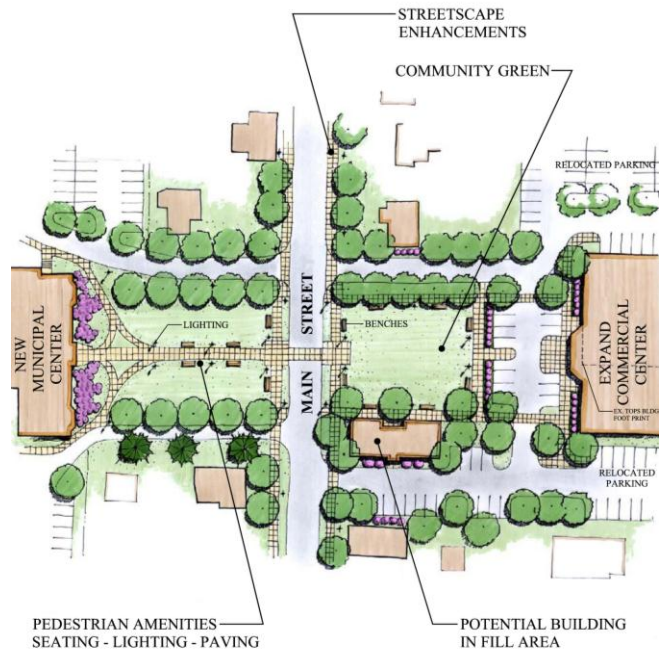
Chester Four Corners

- Increase / improve pedestrian space and comfort
- Improve crosswalk treatments
- Add landscape plants as appropriate for pedestrian comfort and aesthetic improvements
- Look for an opportunity to provide informational signage in a kiosk in this area



Municipal Center/Town Green

- Enhance landscape treatments in curbed area of grocery store parking lot along the Route 9 frontage
- Enhance crosswalk treatments between Town Hall and the grocery store
- Provide gathering and performance space on town common lawn. Include accommodations for farmers market swap meets and concerts
- Provide signage in keeping with other new signage in hamlet

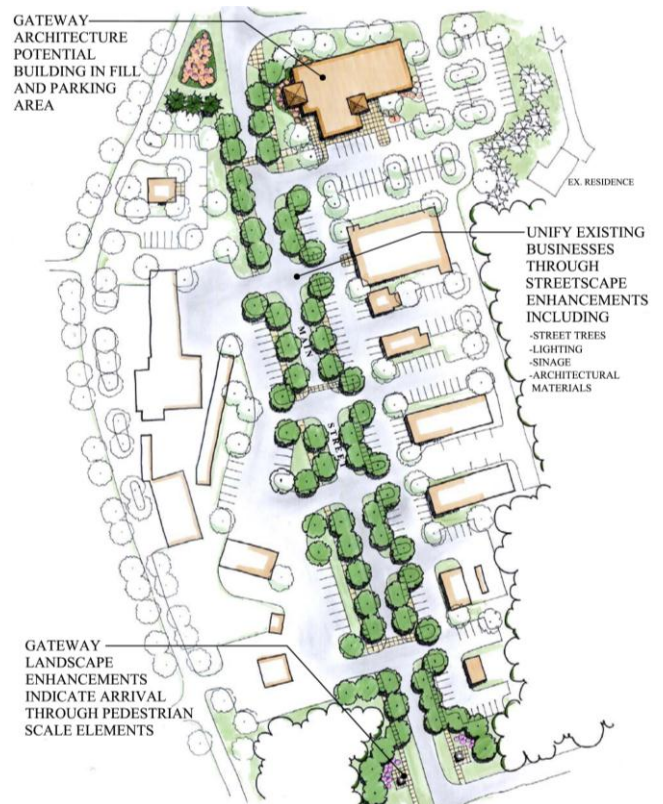


South Gateway Area

- Provide Welcome Sign and plant signature in suitable location
- Provide street trees strategically for buffering in accord with existing trees

Sidewalk/Lighting Enhancements throughout hamlet

- Replace asphalt with grass or alternate hardscape
- Improve / replace curb and drainage structures, as needed
- Provide street trees strategically for buffering in accord with existing trees
- Provide pedestrian scale lighting to match the context of the hamlet



In consultation with Warren County Planning Department and NYSDOS, Behan Planning and Design presented a powerpoint to the committee and compiled feedback of projects into three categories:

Long Term, Short Term and Appropriate for potential implementation for this current grant.

LONG TERM

- In general, anything needing NYS DOT - level capital funding / costs/studies/permitting

SHORT TERM

- In general, small things the committee and volunteers can do.

APPROPRIATE FOR CONSIDERATION IN THE CURRENT PROJECT

- Projects which might be expected to fall within the established budget range
- Projects that may be do-able by the town crew
- Projects that enhance the visual appeal , attractiveness and vitality of the hamlet

DECISIONS BY THE COMMITTEE

Long Term Projects:

- Northern Gateway/ Bridge Improvements
- Guiderail improvements and upgrades to NYS Route 9 corridor (crosswalks, curbing, streetlights and banners, etc)
- Route 9 Southern Gateway
- Planning and improvements for road corridor (require extensive DOT coordination and infrastructure planning)
- Whole Corridor: Curbing and catch basin repairs/replacements

Short Term Projects

- Gateway landscape treatments
- Corridor Flower Baskets
- Signage
- Minor improvements along corridor

Appropriate Projects:

These are projects the committee considered to be appropriate for inclusion in the current work.

- Sidewalk area repairs
 - Remove asphalt between curb and sidewalk in selected areas; replace with grass, ornamental plants, or alternate hardscape (brick or concrete pavers)
- Lighting
 - Provide pedestrian-scale lighting (continue style and type fixture previously installed)
 - Add new lighting arms and fixtures to existing utility poles and new lighting poles as/if needed
- Provide street trees strategically for buffering and in complement to any existing trees to remain
- Introduce and enhance landscape treatments in curbed area along roadway and in parking areas

At the public committee meeting, the consultant presented a review of the previous plans, including a discussion of specific opportunities and projects that would fulfill the visions of the prior plans. These opportunities and projects were considered, selected, and refined during discussions with the committee. The project options were presented to the committee and then the projects from the “appropriate” list were selected and refined the committee priorities for this round of funding, as discussed below (Study Area Boundary). Plans and drawings were created to accompany these specific goals, detailed later in this report under the heading, Schematic Designs.

STUDY AREA BOUNDARY

The study area boundary reflected that of the earlier plan with the following project elements identified by the committee for more detailed design development as part of the current scope of work:

Chester Four-corners:

- Increase / improve pedestrian space and comfort
- Add landscape plants as appropriate for pedestrian comfort and aesthetic improvements
- Provide signage and information kiosk in this area
- Improve crosswalk treatments

Municipal Center / Town Green:

- Enhance landscape treatments in curbed area of parking lot
- Provide gathering space on town common lawn with amenities such as benches, lighting, paving, etc.
- Provide crosswalk and visual connect between the town lawn and improvements to commercial parking area
- Provide signage in keeping with other new signage

Street lighting:

Extend the existing street lights by installing additional fixtures to fill the gap between the town hall and the Chester Four Corners

The team then prioritized potential projects: Those that can and should be done with this grant and those that should be done as funds become available (long term projects)

HAMLET STREETScape PROFILE/ANALYSIS

This analysis appropriately focused attention on the sections of the corridor identified as priorities by the committee. The highlights of this analysis are presented below:

Town Hall Green and Four Corners

Town Green Area existing conditions

- Wide open lawn with central concrete walkway
- Community desire for enhanced design to create more usable space for events e.g., concerts, farmer's market, memorial services, etc.



Streetscape Improvements

- In front of Town Hall, un-attractive, excessive blacktop
- Bus stops here- enhance pedestrian environment
- Infrastructure such as curbs and catch basin in very poor condition
- View north from Town Hall north driveway. Sidewalk is narrow throughout the overall hamlet, but especially noticeable in areas where there is no separation between sidewalk and road
- West side residences are close to street and care should be taken when designing enhancements in this area such as lightpoles etc.
- There are no streetlights from here north to Four Corners



Four Corners Area existing conditions

- Four Corners is a busy corner with no sidewalks, crosswalks, handicapped accommodations. Excessive pavement, due to sweeping turning radii (up to approx. 70 feet) and long crossings, makes the environment feel unsafe for all pedestrians.

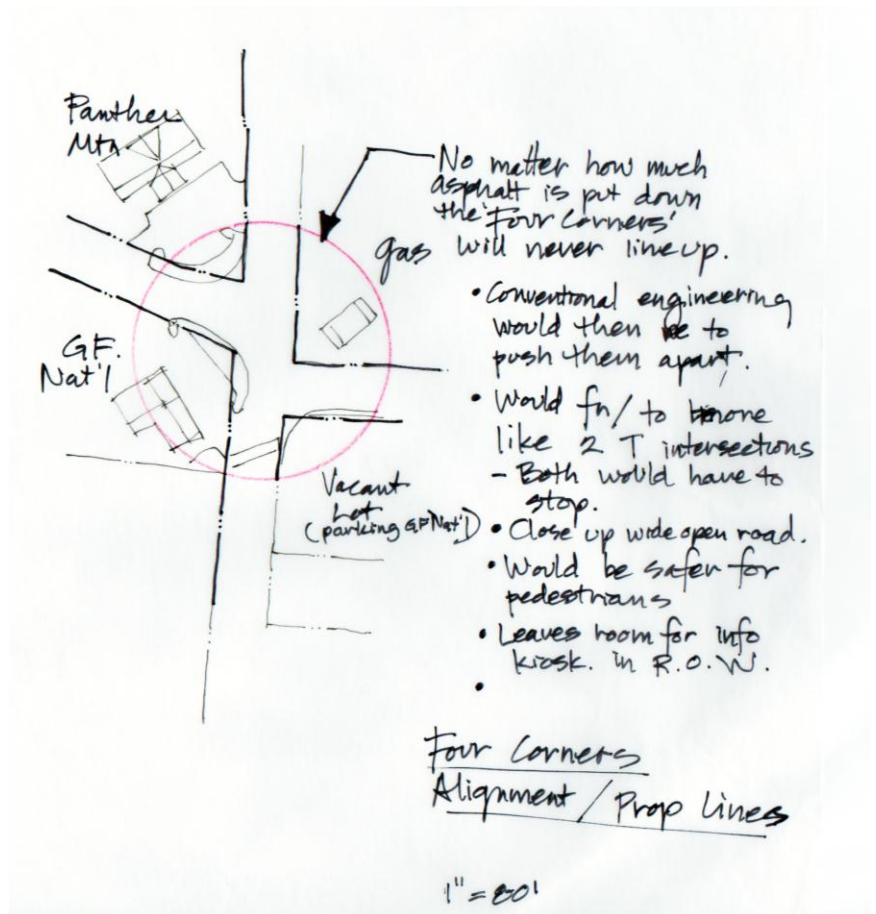


- County parcel data indicates misalignment of Riverside Drive and Theriot Avenue, both town roads, cannot be “fixed” to allow a traditional cross intersection. Better to create two separate ‘T’ intersections.



OPPORTUNITIES:

- Area is the physical Center of Town
- Locate First Wilderness Kiosk in this area
- Area is active and destination for many activities; people want to congregate here as well as move through this area
- Many nearby businesses contribute positively to the setting
- Many recent improvements to the area

PROBLEMS:

- Misalignment of the two streets creates situation where lots of asphalt is being used to make it work as a cross street, even though it still does not function that way. Excessive asphalt and inadequate/missing sidewalk in areas is not pedestrian friendly, is not in compliance with ADA guidelines, and not aesthetically pleasing.
- Crosswalks are needed to facilitate safe pedestrian crossings
- Intersection is at the crest of a hill which creates sight distance issues for crosswalks on the north side of the intersection at the current speed limit.

COMMITTEE MEETINGS

October 19, 2010 Kick Off Meeting

- Focus: Identify priorities from the 2001 Plan

March 24, 2011 Committee Meeting

- Focus: Selection of work for inclusion in this plan.

May 4, 2011 Committee Meeting

- Focus: Priority projects for this year

AGENCY MEETINGS

May 10, 2011 Meeting with Kevin Heyjos, Warren County Highway

- Focus: Theriot Ave at Four Corners (NYS Route 9)

June 1, 2011 Meeting with Mark Kennedy, NYS DOT

- Focus: Route improvements at Four Corners and in front of Town Hall in Chestertown and Hamlet Center Area in Pottersville along NYS Route 9.

October 6, 2011 Meeting with Mark Kennedy et al at NYSDOT Warrensburg Field Office

- Review of concepts for strategic planning of future work to be done on NYS rights of way

TOWN BOARD MEETING

May 10, 2011 Town Board Meeting;

Public presentation of updated recommendation for hamlet enhancements, emphasizing the two focus areas recommended by the committee, the Four Corners intersection improvements, and the Town Hall Green improvements including the newly approved Veterans Memorial and Town Hall Sign

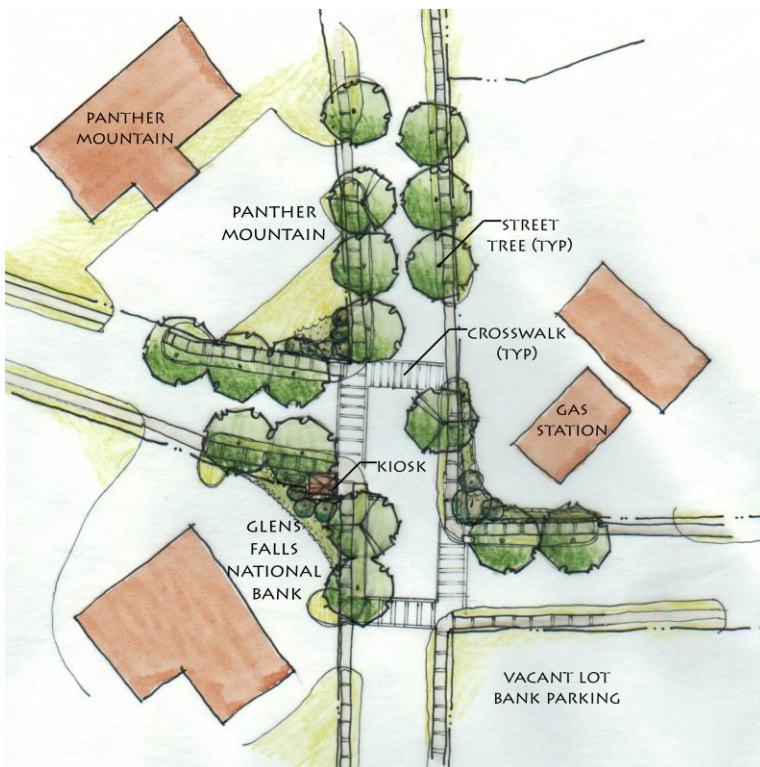
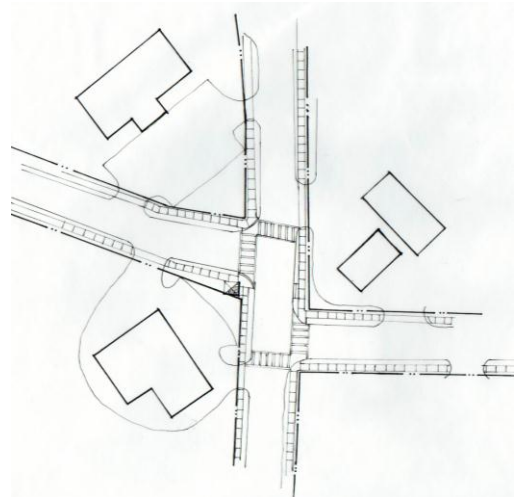
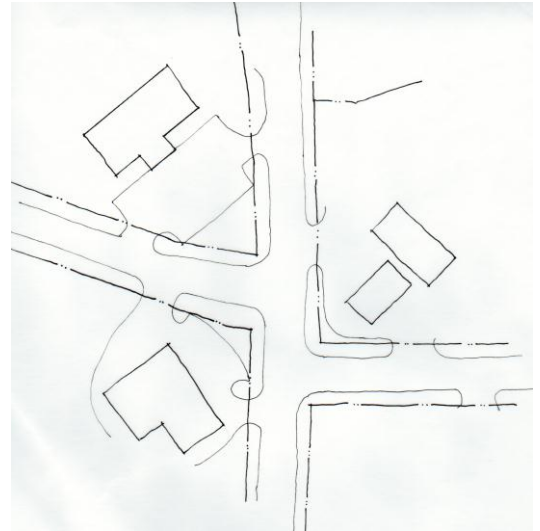
SCHEMATIC DESIGNS

At the March 24, 2011 committee meeting it was decided to focus this effort on:

- Four Corners intersection
- The Town Hall “green”
- Lighting for Main Street between Town Hall and the Four Corners

In the Four Corners intersection area, the committee would like the following items addressed:

- Increase / improve pedestrian space and comfort
- Add landscape plants as appropriate for pedestrian comfort and aesthetic improvements
- Provide signage and an information kiosk in this area
- Improve crosswalk treatments



Set new curbing to define edge of pavement

Establish two distinct “T” intersections

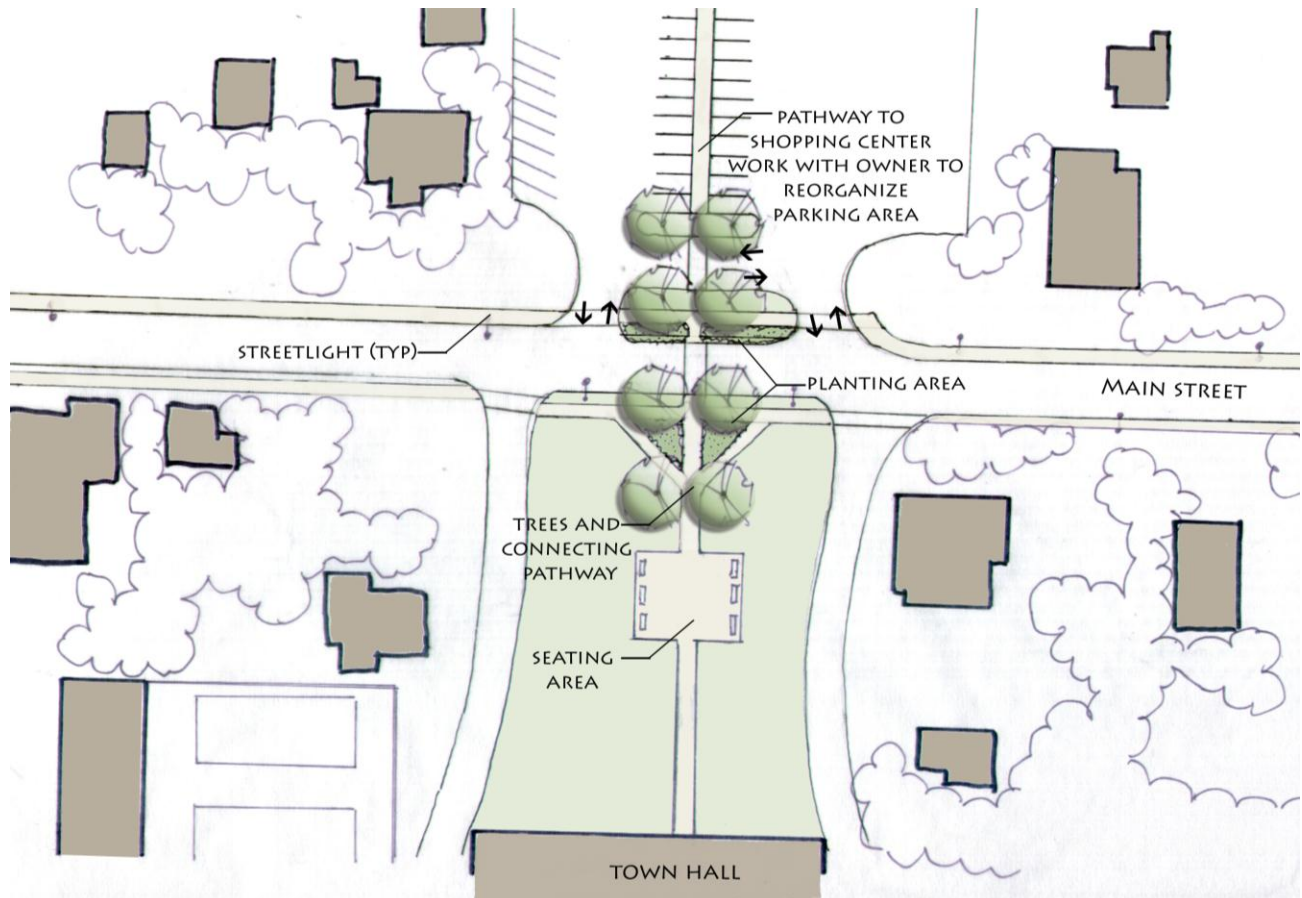
Improve pedestrian connections

Beautify and organize with plantings and lighting

For the Municipal Center / Town Green area, the committee established the following goals:

- Enhance landscape treatments in curbed area of grocery parking lot
- Provide gathering space on town common lawn with amenities such as benches, lighting, paving, etc. to accommodate the following desired activities: farmers market, flea markets, concerts, art shows
- Provide crosswalk and visual connection between the town lawn and improvements to commercial parking area across Route 9
- Provide signage in keeping with other new signage and with the architectural style of the hamlet

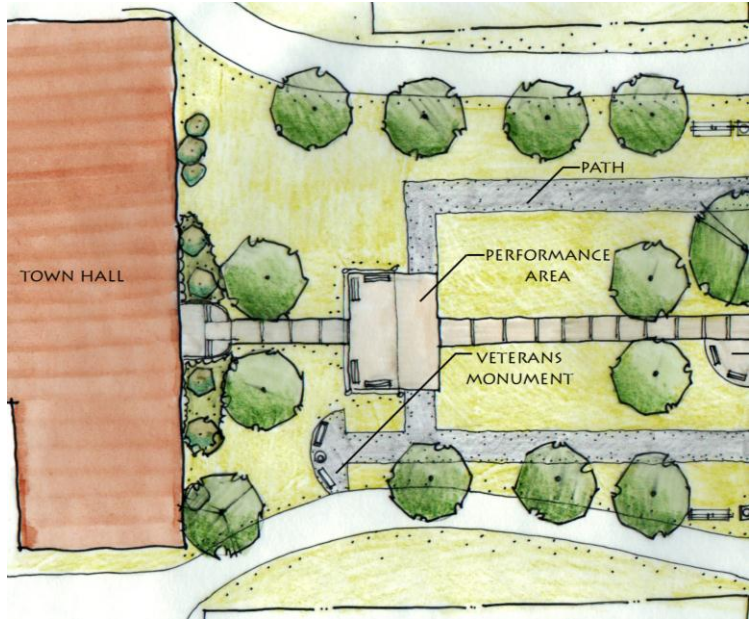
Concept for enhancement to Town Green area:



Refined Concept of Town Green Area

Break up large lawn areas into usable elements:

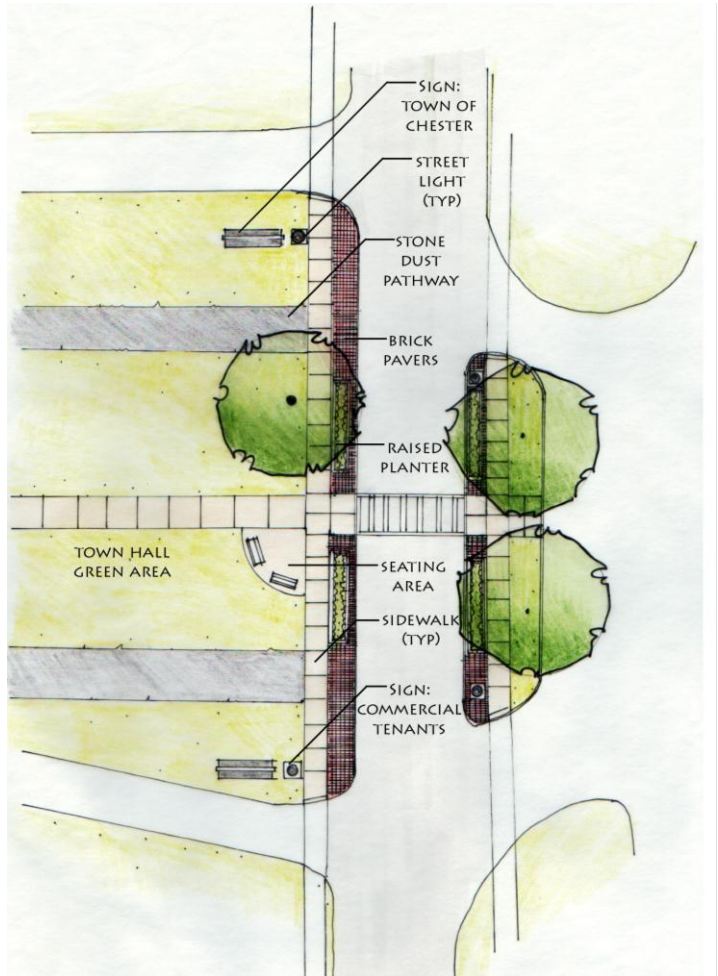
1. Sitting area with benches
2. Veterans monument
3. Performance area
4. Farmers market/swap meets, etc.



Final Concept for town Hall Green, incorporating design of Veteran’s Memorial:

Streetscape Element Improvements Concept:

- Install crosswalk treatment across Route 9
- Install new curbing both sides of Route 9
 - On the west side between Town Hall driveways
 - On the east side between grocery store entry and exit
- Keep existing travel lane widths, which have 4’ bike lane accommodations; add striping to define bike lane
- East Side Improvements include:
 - 2 new streetlights
 - 2 new trees
 - Raised planters



- Surface treatments between curb and sidewalk such as clay brick or concrete pavers, stamped concrete or stone)
- West Side improvements include:
 - Curbing between driveways
 - Town Hall sign
 - Surface treatment between sidewalk and curb, see above
 - Raised planters
 - Seating area with benches



Town Offices sign concept:

Suggested location at north driveway, shown on plan.

Note: Town to decide content and layout with sign maker (list of town offices and tenants to be included on detachable, independent signs; a separate changeable message board below sign, facing direction of content).

Proposed Improvements: Concept Sketch



Veterans Memorial Concept

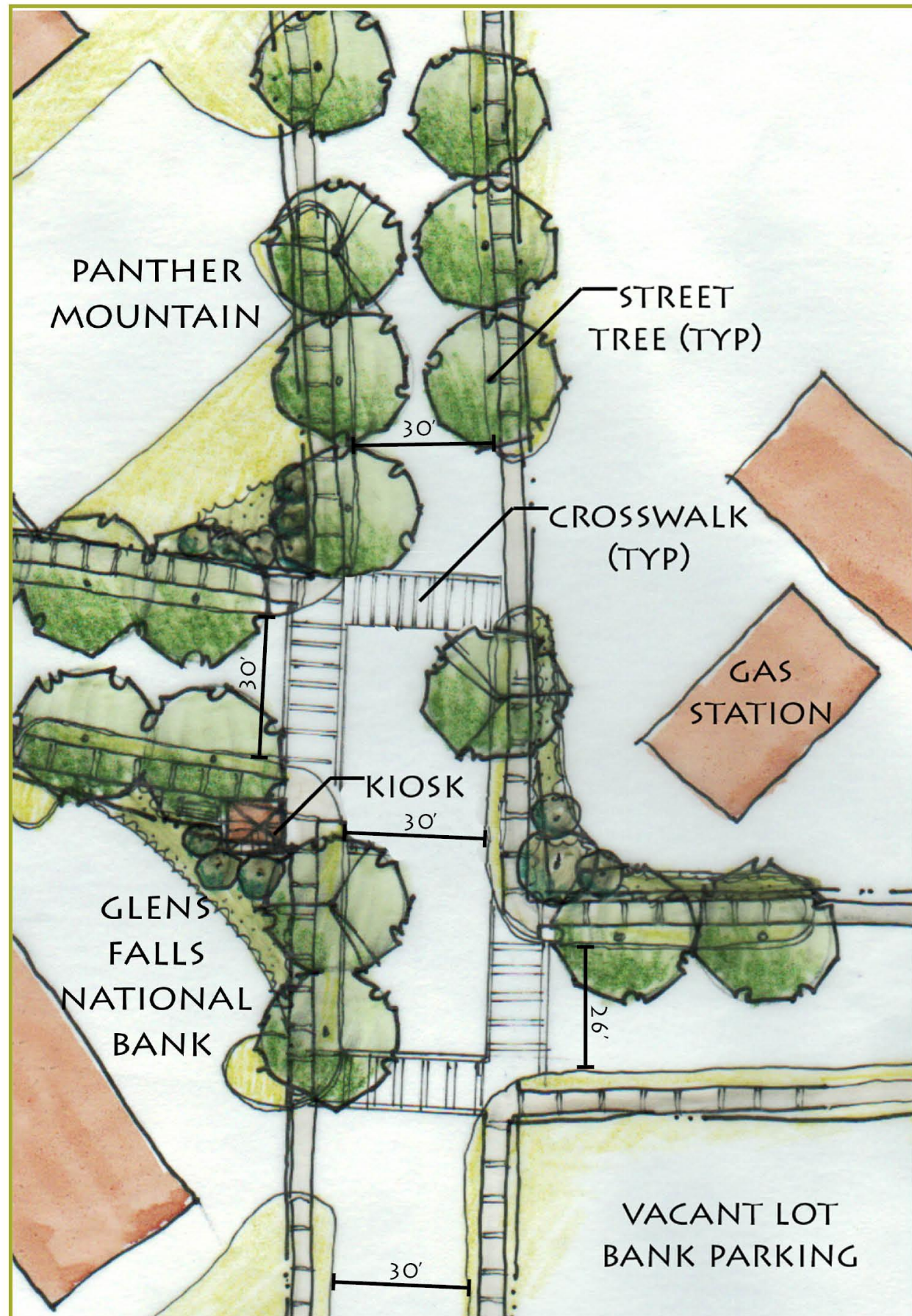


Street Lighting Layout Analysis:



Photo-simulation renderings of possible lighting placements





Draft Concept Four Corners Intersection
 Chestertown Streetscape Enhancements
 Town of Chester
 June 1, 2011



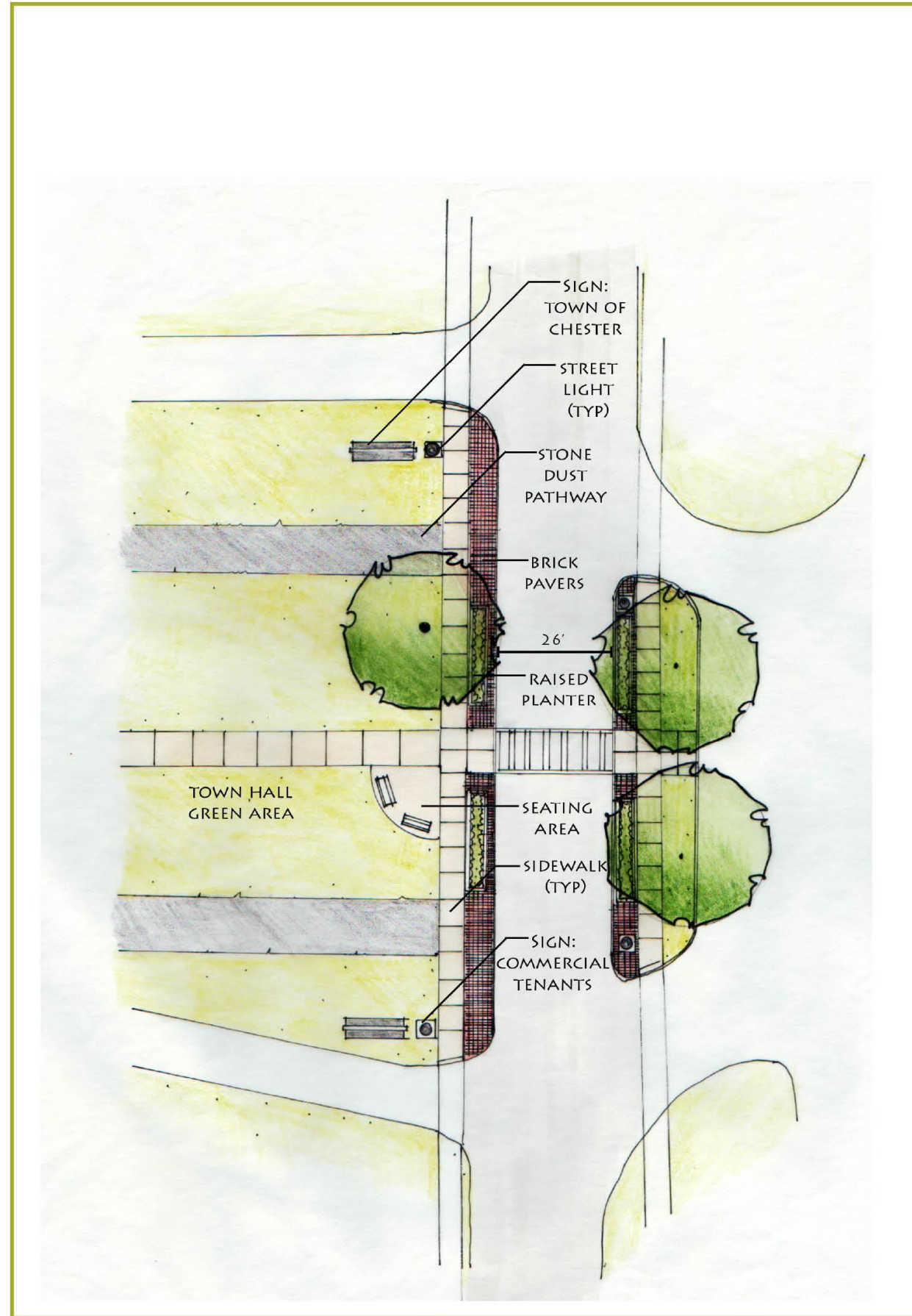
NEW YORK STATE
 DCS
 DEPARTMENT OF STATE

This concept was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.

FIRST WILDERNESS CORRIDOR

BEHAN PLANNING AND DESIGN

112 Spring Street, Suite 305
 Saratoga Springs, NY 12866



Draft Concept Town Hall Streetscape
 Chestertown Streetscape Enhancements
 Town of Chester
 June 1, 2011



NEW YORK STATE
 DCS
 DEPARTMENT OF STATE

This concept was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.

FIRST WILDERNESS CORRIDOR

BEHAN PLANNING AND DESIGN

112 Spring Street, Suite 305
 Saratoga Springs, NY 12866

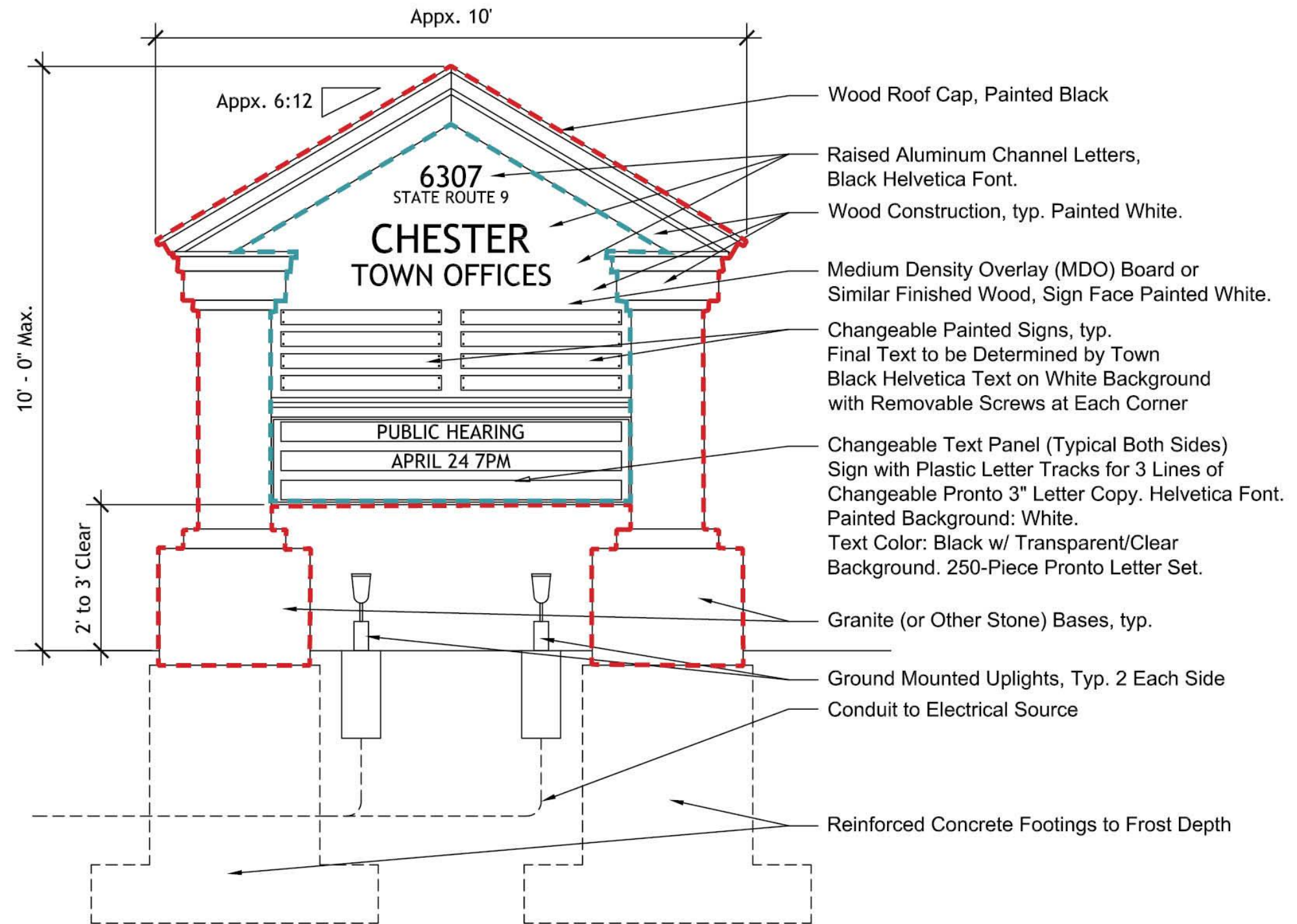
**Not for Construction -
For Cost Purposes Only**

Note:
Seeking Proposals to Design/Build 1
Sign and Recommendations for
Construction Detailing. Actual
Dimensions and Materials May Vary.

All Detailed Components to be
Reviewed and Approved by Landscape
Architect

OUTSIDE AREA= 67.5 SQUARE FEET

SIGNAGE AREA= 34.3 SQUARE FEET



Elevation - Typical Both Sides
Sheet 1 of 2

Town Green Improvements

Chestertown Streetscape Enhancements
Town of Chester, NY
September 6, 2011

SCALE: 1/2" = 1'



This concept was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.

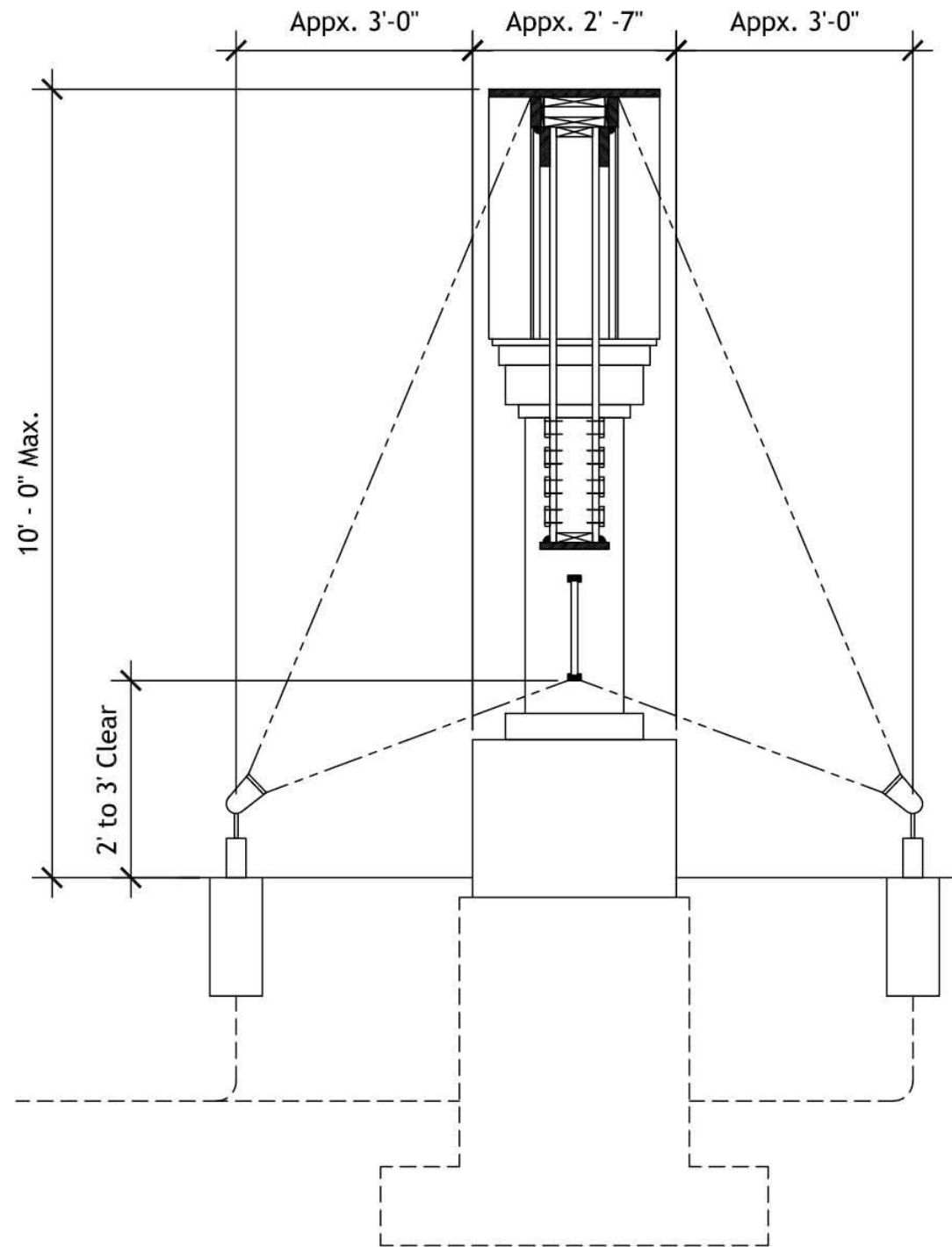


BEHAN PLANNING AND DESIGN
112 Spring Street, Suite 305
Saratoga Springs, NY 12866

**Not for Construction -
For Cost Purposes Only**

Note:
Seeking Proposals to Design/Build 1
Sign and Recommendations for
Construction Detailing. Actual
Dimensions and Materials May Vary.

All Detailed Components to be
Reviewed and Approved by Landscape
Architect



Section - Typical
Sheet 2 of 2

Town Green Improvements

Chestertown Streetscape Enhancements
Town of Chester, NY
September 6, 2011

SCALE: 1/2" = 1'



This concept was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.



BEHAN PLANNING AND DESIGN
112 Spring Street, Suite 305
Saratoga Springs, NY 12866

CONSTRUCTION REQUIREMENT ANALYSIS

Action Items

We have identified opportunities for improvements to the Chestertown Hamlet, some of which are for immediate action by the Town Board or others and others items will require further design and engineering and more extensive agency review and permitting and abutting landowner coordination and potential site improvements that are beyond the scope of this phase. This fact was confirmed at the conclusion of the fall 2011 meeting between the town and county and state highway departments. Due to the nature of the recommended changes to the intersections developed as part of this hamlet streetscape enhancement project, in order to review and approve a highway work permit, the NYSDOT would require additional design and engineering work to be completed in order to prepare construction plans that would meet the goals of the town's enhancement concepts and the design parameters of the department of transportation.

All recommendations are outlined below:

Recommendations for Chestertown Hamlet:

Prepare for the eventual redesign of the two town roads at the Chester Four Corners intersection so they each "T" into Route 9 and are separated from each other to the greatest extent possible instead of the current cross intersection. The redesign requires an updated survey and coordinated design development by the design team including traffic/intersection design engineering. Discussions with NYSDOT outlined some problems which can be addressed in the following ways:

Vehicle Speed: To provide safe crosswalks for this intersection, especially on the north side of this intersection, the town board should request that NYSDOT reduce the posted speed limit through the hamlet to allow adequate sight distance for safe pedestrian crossings.

ACTION ITEM: Town Board vote to request NYSDOT to reduce posted speed limit through the Chester Hamlet.

Vehicle Size/Weight: To allow adequate room at the intersection for pedestrian accommodations and the Wilderness kiosk, the town should only permit vehicles of a certain size/weight (say up to 10,000 pounds) on Riverside Drive. This will allow the reduced turning radii at the Riverside and Route 9 intersection for adequate pedestrian areas and aesthetic treatments at the center of the hamlet.

ACTION ITEM: Town Board in coordination with Town Highway Superintendent vote to allow vehicles up to a limited size/weight (e.g., not exceeding 10,000 pounds) on Riverside Drive from west into the hamlet.

Additional Design, Engineering, and Permitting: Initiate a more in-depth analysis of design solutions along with appropriate engineering analysis. This work would include updated survey of the intersection area and would result in an improved design for the Four Corners intersection. Funding support for this required additional work should be sought through the Adirondack-Glens Falls Transportation Council and the New York State Department of State.

ACTION ITEM: Town Board votes for additional funding opportunities as they become available; county planning continues to keep hamlet design as a top priority for seeking grants and other funding for the design reconstruction (curbs, crosswalks, sidewalks, lighting, First Wilderness Kiosk, and plantings) of the intersection of NYS Route 9 at Riverside Drive and Theriot Avenue.

Other items the town can continue to implement:

- Improvements to Route 9 in front of Town Hall and Grand Union shopping center (refine concept through the selection of materials and develop construction documents)
- Improvements to curbing, amenity strip (area between curb and sidewalk) and sidewalk as/if needed along Route 9 in hamlet center (materials selection, construction documents)
- Gateway treatments (upgraded signage, landscaping and lighting) at NYS Routes 9/8 intersection (develop concept plan, select materials to coordinate with other treatments and develop construction documents)
- Creation of a Veterans Memorial Plaza at town hall (coordinate with Veteran and their designer to design an acceptable monument for the town hall lawn)
- Creation of a Trails Master Plan and trail improvement design (plan and construction documents)

Permitting for Work planned for installation

Highway Work Permit, NYSDOT

Town Building Code, Electrical Permit: Approval of Installation by licensed Electrical Inspector

Town Board Approval

Building/Zoning certificate for sign by Code Enforcement Officer

Other Enhancement Opportunities

Several needs and opportunities can be addressed in the Chestertown Hamlet Center. See in particular the recent housing plan conducted for the town at

http://www.dec.ny.gov/docs/lands_forests_pdf/chesterhousing.pdf

Funding support from these following agencies and programs (among others) can now be accessed in a coordinated way through the New York State Consolidated Funding Application (CFA) process:

NYS Division of Housing, Community Renewal Programs including

- Community Development (small cities)
- Block Grant Funding
 - Housing rehabilitation (structural upgrades to housing stock in hamlet, heating, roofing, building, structural issues, etc)
 - economic development (renovation of movie theater complex)
 - Public facilities
- New York Main Street Program
 - Façade improvement Grants

Town Funding Support

As the hamlets of the town are strengthened, the benefits to business, residential and second home property owners will all be substantial. Increasingly people are seeking traditional neighborhoods and town centers for both business and enjoyment—in essence—to carry out daily life in a setting that provides a sense of community. Chestertown hamlet has a strong history as a center of town and from that base its future can be made secure. Continued, well-considered investment by the town into the infrastructure of the hamlet—streets and sidewalks, lighting, landscaping, recreation, etc. will yield rewards far beyond the initial cost—the future of the community is at stake.



Restored three story building in Round Lake, New York and historic structure of similar construction in Chestertown hamlet center in significant need of rehabilitation.

Structures like this below in the hamlet center, could be rehabilitated to their former glory.

