

MINUTES

VILLAGE OF CHESTER VILLAGE BOARD

OCTOBER 16, 2017

SPECIAL MEETING

PRESENT: John Thomas BELL, Mayor
Alan BATTIATO, Trustee
Brian BOONE, Trustee
Elizabeth REILLY, Trustee

NOT PRESENT: Chris BATTIATO, Deputy Mayor

PLAN COMMITTEE: Leslie SMITH, Member

ALSO PRESENT: Henry CHRISTENSEN, Village Board Attorney
John ORR, Code Enforcement Officer
Megan TENNERMANN, Orange County Department of Planning

SPECIAL MEETING

Mayor Bell opened the Special Meeting at 7:05 PM with the Pledge of Allegiance.

Minutes

The September meeting minutes were discussed and revisions to the attendees were noted. Revisions include adding Leslie Smith as a committee member and adding "ALSO PRESENT".

Public Comments

- Clif Patrick, 119 Brookside Avenue, Chester, NY: Suggested the comments made on the County's co-urbanize website that pertain to the Village be shared, which Megan Tennermann advised are available on the County website. It was noted the comments were already discussed at the last meeting;
- Village Code Enforcement Officer John Orr asked if anyone remembered why the overpass was constructed to divert traffic away from the train tracks on Kings Highway;
 - General discussion was held noting the overpass was constructed after Route 17 was constructed in the late 1950's-early 1960's. It was also noted that the zoning map shows where the old road was located and, if traffic was to be routed back to that road and over the rail road tracks, it would be an ideal location for a round-about. The committee looking into traffic could take a closer look at that.
- Village Code Enforcement Officer John Orr noted for the record that no emails have been received at voccomments@frontier.com;
- Leslie Smith, 117 Brookside Avenue, Chester, NY: reviewed additional items she did not have the opportunity to review at the last meeting:
 - Creating an Architectural Review Board;
 - Uptown Parking: Possibly using the Palmer Trust property for additional parking behind Main Street;
 - Downtown Parking: Possible tier parking for additional parking spaces behind the downtown buildings;
 - Enact local legislation to get rid of zombie utility poles and wires.
 - Move the utility poles behind the downtown buildings/businesses to get the poles and wires out of sight;
 - The Village should enforce the maintenance violations of the downtown businesses;
 - The Village should encourage affordable housing, especially for seniors;
 - Change Main Street to a one way through the proposed Historical district overlay;
 - Remove feather advertising signs;
 - Sidewalks connecting the Village on Route 17, sidewalks to connect parking lots;
 - Ridge protection;
 - Updated Zoning map;
 - Restrict paving and building in the 100 year floodplain.

Anthony Quinn, 77 Main Street, Chester, NY: Asked if the Village could hire a planner or someone to help the Village move forward with the Comprehensive Plan. Mayor Bell advised that the Village is looking into

obtaining grants and hiring a planner, but that they need to review the budget. It was noted that Alan Sorensen of Planit Main Street was the planner hired by the Town of Chester to assist with their Comprehensive Plan and Stu Turner of Nelson, Pope and Voorhis has worked with the Village on previous matters and has shown an interest in being the planner for the Comprehensive Plan process.

- Clif Patrick asked if the Comprehensive Plan Committee could interview the prospective planners and recommend planners to the Village Board.
- Henry Christensen, Village Board Attorney, advised that the Village could come up with a list of planners and request information from them to assist in making a decision.

Henry Christensen, Village Board Attorney, asked if all the proposed round-a-bouts involve State Highways. Mayor Bell said, yes, he believes they do. Henry Christensen, Village Board Attorney, then noted that the Village cannot take any action on a round-a-bout without New York State Department of Transportation approval and maybe NYS DOT would lend us an engineer to discuss round-a-bouts in the Village.

David Stevenson, 16 Elm Street, Chester, NY: Asked if the Village does identify a "pinch point" of traffic, would the Village have to wait for NYS DOT to review and make a determination. He was advised that, yes, the Village would have to wait for NYS DOT to make a determination before any action was taken.

Leslie Smith, 117 Brookside Avenue, Chester, NY: Advised she worked with Megan Tennermann, OCDP, to create a map of the proposed Historic Districts.

Megan Tennermann of OC Dept of Planning advised she would forward the Orange County Design manual to the Village which includes standards for different zoning districts. She also advised the Comprehensive Plan would begin with a summary, which includes where the Village is now, how it got here and how to move forward. She advised a consultant could/should handle the summary.

Main topics for the Comprehensive Plan were identified as (The existing SWOT analysis could be put into these categories or a new SWOT analysis could be done for each category):

- Agriculture / Farmland Preservation
- Historic Preservation / Community Character
- Transportation to include traffic congestion, parking, sidewalks/crosswalks/trails and transit
- Economic Development to include downtown business improvement district, jobs and a diverse tax base
- Housing
- Aesthetics / Design Guidelines
- Recreation / Entertainment / Arts & Culture
- Natural Resources / Sustainability
- Public Space / Open Space
- Infrastructure

The next steps are to gather information on grants and look into qualified planners.

The Board discussed and decided to attend community meetings to provide them with information on the Comprehensive Plan and encourage residents to get involved. The next Comprehensive Plan meeting was scheduled for Saturday, December 2, 2017 at 9:30 AM to allow time to attend the community meetings.

***MOTION** was made by Trustee Reilly, second by Trustee Boone, to **POST A LEGAL NOTICE FOR THE DECEMBER 2, 2017 SPECIAL MEETING**. Motion passed 4-0.

Mayor Bell asked if there was anything else to discuss. As there were no other comments, ***MOTION** was made by Trustee Boone, second by Trustee Battiato, to **ADJOURN THE MEETING**. Motion passed 4-0. Meeting adjourned at 8:48 PM.

Respectfully Submitted,



Sandra VanRiper
Planning Board Secretary