

## MINUTES

### VILLAGE OF CHESTER PLANNING BOARD

JANUARY 26, 2016

#### REGULAR MEETING

**PRESENT:** Vincent RAPPA, Co-Chairman  
Gene WINTERS, Member  
Anthony LASPINA, Member  
Robert JANKELUNAS, Member  
John ORR, Code Enforcement Officer  
Mark EDSALL, Engineer  
Harold PRESSBERG, Attorney

**NOT PRESENT:** Richard RAMSDELL, Chairman

#### **REGULAR MEETING**

Co-Chairman Rappa opened the Regular Meeting

1. **Minutes**

None

2. **Correspondence**

None

3. **Code Enforcement Officer Report**

Presented by John Orr (copy attached).

4. **Projects for Review**

<b>Project # 16-01</b>	<b>Project Name: The Castle Site Plan Amendment</b>
Applicant/Owner:	Brian & Alison Leenjtes
Location:	107-109 Brookside Ave. (SBL 107-2-14.2 & 107-2-15)
Re:	Proposed addition to the existing recreational center building; New or upgraded rides in rides area
Presented by	James A. Dillin PLS – Surveyor

Brian Leentjes, Applicant/Owner, provided an overview of the project:

- They are proposing an expansion of both indoor and outdoor facilities:
  - New proposed outdoor uses: miscellaneous ride area (roller coaster, space ride);
  - Existing outdoor uses proposed to be relocated or upgraded: kiddie ride, mini go-kart track;
  - Outdoor uses proposed to be removed: picnic area and batting cages;
  - New proposed uses for indoor 2 story building addition: 1<sup>st</sup> floor (8350 square feet) amusement ride, expand existing arcade, rock wall climbing; 2<sup>nd</sup> (floor 8350 square feet) welcome center, amusement ride, kids kingdom.
- The applicant would like flexibility in changing rides, etc. so patrons don't get bored;
- They are proposing updated signage to clearly mark parking areas and advise patrons that there is parking in the rear. They are also planning on having birthday parties park and enter in the rear to alleviate congested parking in the front lots;
- He will update the parking calculations on the site plan;
  - Co-Chairman Rappa requested clarification on the site plan for contingency parking.
  - Brian Leentjes advised that he also owns the golf course/driving range down the road and they could have their employees park there and bus them to the Castle if needed.

Mark Edsall's comments were reviewed and general discussion held (copy attached).

- Discussion was held regarding:
  - Parking requirements;
  - Referral to Orange County once the updated site plan has been submitted.

Applicant Brian Leentjes agreed to attend the next Planning Board Work Session on February 4, 2016 at 1:30 PM

<b>Project # 13-08</b>	<b>Project Name: Elmwood Park Apartments</b>
Applicant/Owner:	John Sorrentino
Location:	Elm Street
Re:	Discussion
Presented by	Project Manager, Mark Siemers

No additional information was submitted regarding this project as the applicant is waiting for the transcribed minutes from the December Public Hearing.

Project Manager, Mark Siemers advised the applicant has waived his rights pertaining to the requirements under §98-28C "The Planning Board shall act upon said application within 62 days after such public hearing".

Project Manager, Mark Siemers submitted an Applicant Narrative for Village Code §98-24 and the Code of the Village of Chester, NY Special Use Permits: §98-24 Guiding principles and standards (copies attached). Co-Chairman Rappa advised he would direct the Board members to review Code §98-24 and be prepared to discuss and make a determination at the next meeting.

Village Attorney Harold Pressberg requested the applicant submit an updated Short EAF form as the Short EAF submitted with the application was completed on an outdated form. Mark Siemers agreed to submit an updated Short EAF on the appropriate form.

**\*MOTION** was made by Member Winters, second by Member LaSpina, to TABLE ANY FURTHER DISCUSSION UNTIL THE NEXT PLANNING BOARD MEETING. Motion passed 4-0.

Co-Chairman Rappa asked if anyone had anything else to discuss and as there were no other comments, **\*MOTION** was made by Member LaSpina, second by Member Winters, to ADJOURN THE MEETING. Motion passed 4-0. Meeting adjourned at 7:35 PM.

**Respectfully Submitted,**

**Sandra VanRiper**  
**Planning Board Secretary**