

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

FEBRUARY 23, 2016

REGULAR MEETING

PRESENT: Richard RAMSDELL, Chairman
Anthony LASPINA, Member
Vinny RAPP, Member
Gene WINTERS, Member
Robert JANKELUNAS, Member
John ORR, Code Enforcement Officer
Mark EDSALL, Engineer

NOT PRESENT: Harold PRESSBERG, Attorney

REGULAR MEETING

Chairman Ramsdell opened the Regular Meeting

1. **Minutes**

None

2. **Correspondence**

None other than the cover letters for plans for review

3. **Code Enforcement Officer Report**

Presented by John Orr (**copy attached**). Discussion was held regarding Meadow Hill drainage, parking, traffic, building construction and garbage being blown onto adjacent properties.

4. **Projects for Review**

Project # 16-01	Project Name: The Castle Site Plan Amendment
Applicant/Owner:	Brian & Alison Leentjes
Location:	107-109 Brookside Ave. (SBL 107-2-14.2 & 107-2-15)
Re:	Proposed Addition to the existing recreational center building.
Presented by	James A. Dillin PLS – Surveyor

Jim Dillin, PLS, provided an overview of the project:

- The site plan shows the updated parking areas as discussed at the Work Session;

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

- Discussion was held regarding:
 - Parking.
 - Applicant will get in touch with CEO John Orr to see if he needs to attend the next Work Session.

***MOTION** was made by Member Winters and second by Member LaSpina to **SET THE PUBLIC HEARING FOR TUESDAY, MARCH 22, 2016 AT 7:00 PM**. Motion passed 5-0.

Project # 16-02	Project Name: McDonald's Site Plan Amendment
Applicant/Owner:	McDonald's USA LLC
Location:	75 Brookside Ave. (SBL 110-6-1.12)
Re:	Renovations to façade, interior and signage.
Presented by	Bohler Engineering

Lauren Monaghan from Bohler Engineering provided an overview of the project:

- Existing 5300 square foot McDonald's with a play place and drive thru at 75 Brookside Avenue;
- Existing 41 parking spaces and 3 ADA parking spaces;
- Current traffic flow is one way, counter clockwise around the building;
- They are proposing the changes as they've noticed the sit down traffic is decreasing while the drive-thru traffic is increasing;
- Proposed upgrades are:
 - Small building addition to accommodate a new pay window;
 - Modernize the façade;
 - Raise signage as lot is now lower than the road and they want to make the sign more visible;
 - Member Winters noted that the proposed raised sign previously went before the ZBA and was denied, but he does not recall the reason why it was denied. CEO John Orr advised he would look into that.
 - The current sign is 25 feet high and they are proposing to raise the sign to 35 feet.
 - Member Winters asked if the applicant considered moving the sign closer to the highway. Lauren Monaghan from Bohler Engineering advised there isn't enough space to move the sign, and the applicant feels it's in the best location.
 - Interior renovations;
 - Modify drive thru for double order points;
 - Add LED lighting;
 - Re-stripe the existing parking lot
 - Employee counts should stay the same.

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

- Discussion was held regarding:
 - Striping the parking lot;
 - Parking;
 - Signage;
 - Tractor trailer deliveries and issues with parking when deliveries are being made
 - Lauren Monaghan from Bohler Engineering advised they have some control over when deliveries are made.

Project # 16-03	Project Name: 3 Contorino Way Site Plan Amendment
Applicant/Owner:	Michael Adams
Location:	3 Contorino Way, Bldg #2 (SBL 101-1-9)
Re:	Special Permitted Use for existing warehouse & Office
Presented by	James A. Dillin PLS – Surveyor

Mike Adams, Applicant, provided an overview of the project:

- In front of the Board regarding the Special Use Permit that was already in place;
- Applicant plans on purchasing the property in the next 2-4 weeks;
- Proposed modifications to the Site Plan:
 - Move some of the parking to the rear of the building;
 - Move dumpster from current location on site plan to in front of the docks and construct a fence enclosure;
 - Plant shrubs along southern boundary;
 - Install previously approved fence
 - New lighting above the door by the proposed re-located handicap parking space;
 - Relocate the existing handicap parking from the North side of the building to the East side of the building and add a door by the proposed new handicap parking.
- It was noted that the business is a warehouse with a little office space. The use is mostly storage, so items are brought in or taken out, and there is no manufacturing. The business has been in this location for about 3 years with no issues. Their hours are approximately 7AM – 6/7PM. The only

business on Saturday and Sundays is people dropping off or picking up items, but the warehouse and office space are not open on Saturday or Sunday.

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

- Discussion was held regarding:
 - Existing trailer on the premises will be removed once Mike Adams takes possession of the property.

The applicant was scheduled for the March 3, 2016 Work Session at 1:50PM.

5. General Discussion

- Resident Gordon Shehab commented that Route 17/Brookside Avenue is starting to look like Las Vegas with the lighted signs on the buildings and on street signs. He asked if there was something the Village could do to set a standard. He noted that Warwick has a Starbucks and other franchises, but their signs and buildings are still classy.
 - Member Winters advised Mr. Shehab that the matter would have to be brought to the Village Board.
- CEO John Orr advised that the Village Board is considering a local law regarding Structure of Electric Producing Structures (Solar) and it should be before the Planning Board soon. The discussion would most likely include whether solar on a rooftop is a different use as well as can the property owner lease the solar panels to someone else.

Chairman Ramsdell asked if anyone had anything else to discuss and as there were no other comments, ***MOTION** was made by Member Winters, second by Member LaSpina, to **ADJOURN THE MEETING**. Motion passed 5-0. Meeting adjourned at 8:35PM.

Respectfully Submitted,

**Sandra VanRiper
Planning Board Secretary**