

**MINUTES**  
**VILLAGE OF CHESTER PLANNING BOARD**  
**APRIL 26, 2016**  
**REGULAR MEETING**

**PRESENT:** Vincent RAPPA, Vice-Chairman  
Anthony LASPINA, Member  
Gene WINTERS, Member  
Robert JANKELUNAS, Member  
Shawn ARNOTT, Engineer  
Harold PRESSBERG, Attorney

**NOT PRESENT:** Richard RAMSDELL, Chairman  
John ORR, Code Enforcement Officer

**REGULAR MEETING**

Vice-Chairman Rappa opened the Regular Meeting at 7:00 PM.

**1. Minutes**

It was noted that the December, January and March meeting minutes were not reviewed prior to the meeting, and the Board was not prepared to make a decision on the minutes at this time.

**2. Correspondence**

None

**3. Code Enforcement Officer Report**

As CEO John Orr did not attend the meeting, a copy of the report is attached.

**4. Projects for Review**

**Project # 13-08 Project Name: Elmwood Park Apts.**

Applicant/Owner: John Sorrentino  
Location: Elm St. (SBL 111-2-7&2)  
Re: Construction of apartment complex  
Presented By: Mark Siemers

Mark Siemers, PE provided an overview of status of the project:

- They were last before the Board in January where they discussed the public comments and waived the time frame for the Board to make a decision after the conclusion of the Public Hearing.
- The applicant was provided with written public comments received after the meeting, and they are working on a response to those public comments, but would like to submit a completed package once the December Public Hearing minutes are approved. Mr. Siemers advised they received draft December minutes in January, but would like to wait for the Board to approve the minutes before preparing the response. Harold Pressberg advised that, since it is not anticipated that there will be material changes to the draft minutes, the draft minutes were sufficient for the applicant to prepare his response.
- The site plan has been revised according to Mark Edsall's comments from 12/15/2015.
- The water main connection has been designed and submitted to the Health Department, but they have not yet received a response. They will update the Board when a response is received.
- They are at the meeting tonight with an update on how they're planning on moving forward.

Mark Siemers advised he has the new Short EAF form and will submit that with the completed package for review at the May Planning Board meeting.

**Project # 16-02 Project Name: McDonald's Site Plan Amendment #16-02**

Applicant/Owner: McDonald's USA LLC  
Location: 75 Brookside Ave. (SBL 110-6-1.12)  
Re: Renovations to façade, interior and signage.  
Presented By: Lauren Monaghan, Bohler Engineering

Lauren Monaghan from Bohler Engineering provided an overview of the Site Plan revisions:

- Modify parking lot striping;

- Complied with the rest of the comments;
- Removed the raising of the sign from this application;
  - They will submit a separate application if they decide to move forward with the sign;

Mark Edsall's comments were read into the record by Shawn Arnott (copy attached) and a general discussion was held regarding:

- Lighting;
  - Has McDonald's looked into solar lighting? Per Laura Monaghan, they have not, but she will mention it to them.
  - The applicant has added the lighting note to plan C-6;
  - As per the response from Orange County Planning, the Board has requested shields be added to the perimeter lights to prevent light from being visible offsite.

**\*MOTION** was made by Member Jankelunas, second by Member Winters, to **DECLARE THIS A TYPE II ACTION UNDER SEQR** and, therefore requires no further action under SEQR. Motion passed 4-0.

**\*MOTION** was made by Member Winters and second by Member LaSpina to **SET THE PUBLIC HEARING FOR TUESDAY, MAY 24, 2016 AT 7:00 PM.** Motion passed 4-0.

**Project # 16-04 Project Name: Chester Plaza Billboard**

Applicant/Owner: Regency Management Corp.  
 Location: 69 Brookside Ave (SBL 110-6-1.111)  
 Re: Construction of Billboard  
 Presented By: Larry Torro

Larry Torro, PE provided an overview of the Site Plan revisions:

- Plans were updated per Mark Edsall's comments;
- Larry Torro will check with CEO John Orr and Mark Edsall regarding the sign height requirements, and whether those requirements require ZBA approval.

Mark Edsall's comments were read into the record by Shawn Arnott (copy attached).

**\*MOTION** was made by Member Winters and second by Member Jankelunas to **SET THE PUBLIC HEARING FOR TUESDAY, MAY 24, 2016 AT 7:00 PM.** Motion passed 4-0.

**Project # 16-05 Project Name: Meadow Hill Storage**

Applicant/Owner: Meadow Hill Apartments LLC.  
 Location: 44 High Street (S B L 1 0 2 - 1 - 1 . 2 )  
 Re: Addition of Storage in two units and the addition of garage.  
 Presented By: Larry Marshall, Engineer

Larry Marshall, Engineer, provided an overview of the Site Plan revisions:

- Storage under Building 6 will benefit tenants in 54 of the 108 units in the complex:
  - Works with the grade.
  - Reduces the disturbance.
  - Provides the opportunity to add vegetation.
  - Will be for tenants only.
- Gazebo by the entrance for covered bus stop;
- 20 foot X 30 foot pavilion:
  - Open sided building to provide a covered area in the recreation area for BBQ's or gatherings;
  - For tenants only.
- 30 foot X 48 foot garage with office;
  - The applicant determined it would cause less disturbance to locate the garage/office on the South side of the property;
- The applicant removed from the revised site plan:
  - Proposed storage for Building 3;
  - Caretaker's residence over the garage.

Mark Edsall's comments were read into the record by Shawn Arnott (copy attached) and general discussion was held regarding the addition of notes on the site plan indicating the proposed storage in building 6 is restricted for tenant use only and the maintenance/equipment garage with office are both restricted for on-site purposes only. The applicant advised he will incorporate the requested revisions into the notes.

A discussion was held regarding SEQR— Harold Pressberg advised that the Planning Board had already conducted its SEQR review in connection with the original application, that the applicant was only proposing minor amendments which would constitute a Type II action if considered separately and that no further SEQR review was necessary. The Board indicated that it accepted this opinion.

**\*MOTION** was made by Member Winters, second by Member LaSpina to **WAIVE THE PUBLIC HEARING FOR THIS PROJECT**. Motion passed 4-0.

**\*MOTION** was made by Member Winters, second by Member LaSpina to **GRANT CONDITIONAL FINAL AMENDED SITE PLAN APPROVAL**. Conditions of approval are:

- 1) payment of all fees;
- 2) response from Orange County Planning stating that matter was for local determination and not indicating any material issues requiring Board consideration;
- 3) receipt of letter from the Town of Chester not objecting to amended site plan; and
- 4) updated plans satisfying Mark Edsall's comments, including notes that the storage under Building 6 and the pavilion are for tenant use only.

Motion passed 4-0.

The applicant was asked if he was planning on installing a flag pole on the property, and he advised he would work with CEO John Orr to determine a location for a flag pole on the site.

**Project # 16-06 Project Name: 3 Brookside LLC Day Spa**

Applicant/Owner: Chang Sil Unrine  
 Location: 3 Brookside Ave (SBL115-2-1)  
 Re: Day Spa  
 Presented By: Tom Depuy

Tom DePuy, PE, provided an overview of the Site Plan revisions:

- Parking was updated;
- Retaining wall was added;
- Lighting was added to the corners of the building and a lighting note was added to the plans;
- Applicant will have the septic pumped out and inspected as the proposed use is less than the previous occupants.

Mark Edsall's comments were read into the record by Shawn Arnott (copy attached) and general discussion was held regarding comment #2 pertaining to some minor improvements proposed within the State right-of-way as part of the project. Mark Edsall recommended a copy of the plan be sent to the local permit office. Mr. DePuy advised he would submit the plan to the State DOT.

**\*MOTION** was made by Member Jankelunas, second by Member LaSpina, to **DECLARE THIS A TYPE II ACTION UNDER SEQR** and, therefore requires no further SEQR action. Motion passed 4-0.

**\*MOTION** was made by Member Winters, second by Member LaSpina to **GRANT CONDITIONAL FINAL SITE PLAN APPROVAL**. Conditions of approval are:

- 1) payment of all fees;
- 2) plans submitted to New York State DOT and receipt of the DOT's negative determination;
- 3) response from Orange County Planning indicating that the matter was for local determination and not indicating any material issues requiring Board consideration;
- 4) receipt of letter from the Town of Chester not objecting to approval of site plan, and
- 5) confirmation that the septic system passed inspection.

Motion passed 4-0.

## 5. General Discussion

None

Vice-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 Jankelunas, to **ADJOURN THE MEETING**. Motion passed 4-0. Meeting adjourned at 7:51 PM.

**Respectfully Submitted,**

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