

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

AUGUST 23, 2016

REGULAR MEETING

PRESENT:

Richard RAMSDELL, Chairman
Robert JANKELUNAS, Member
Anthony LASPINA, Member
Vincent RAPPA, Vice-Chairman
Gene WINTERS, Member
John ORR, Code Enforcement Officer
Shawn ARNOTT, Planning Board Engineer
Harold PRESSBERG, Planning Board Attorney

REGULAR MEETING

Chairman Ramsdell opened the Regular Meeting at 7:00 PM.

1. Minutes

***MOTION** was made by Member Winters, second by Member LaSpina, to **ACCEPT THE JUNE 2016 MINUTES AS DRAFTED**. Motion passed 4-0 (Member Jankelunas was not present for the vote).

2. Correspondence

No Correspondence

3. Code Enforcement Officer Report

Presented by John Orr (copy attached).

4. Projects for Review

Project # 16-04

Applicant/Owner:

Project Name: Small Miracles Farm

Small Miracles Farm / Chester Agricultural Center

Location:

Lehigh Avenue / Greycourt Avenue (105-1-8, 9.1, 28, 29 / RA & B1 Zones)

Re:

Construct new building with fitness area, wellness center, restaurant, office & market

Presented By:

Joe Buglino, Alfandre Architecture, PC; Andy Willingham, PE; Darren Schwartz

Andy Willingham, PE provided an overview of the project:

- Project includes 4 parcels currently with the same owner;
- 2 of those parcels are larger and have existing agricultural uses;
- The proposed new 2 story construction is approximately 24,000 square feet, which includes 12,000 sf fitness area, 4,300 sf wellness center, 3,500 sf restaurant, 4,400 sf market, and 1,000 sf office;
- There are 78 proposed parking spaces, and they're looking into the parking lot surface as the architect expressed they would like a more natural curbing and parking lot surface;
- They are proposing a walkable garden between the building and the parking lot;
- They presented a conceptual plan as they wanted the Board's opinion on the layout before they presented a detailed plan;
- Zoning needs to be addressed as 2 parcels are in the B1 District and 2 parcels are in the RA District;
- Darren Schwartz, one of the owners of the property, advised they would like to convert the farm to organic, which would produce vegetables that stay in the community at stores and schools. They plan on subsidizing the cost of going organic with the other proposed businesses.

Planning Board Engineer, Mark Edsall's comments were read into the record by Sean Arnott (copy attached).

Discussion was held regarding:

- Merging lots 105-1-28 & 105-1-29 in their entirety or doing a lot line change and subdividing lots 105-1-28 & 105-1-29 and leaving the remainder of those properties in the RA District;
- Should the applicant proceed with the lot line change, road access to the remainder of the parcels would need to be addressed;
- CEO John Orr suggested the applicant contact a land use attorney to inquire about their options;

- Potentially doing the project in 2 phases – Phase 1 would include renovating the existing building to a fitness center on Lot 105-1-9.1 with a proposed completion date of January 2017 and Phase 2 would include all new construction with a proposed completion date of 2018;
- Concurrently seeking approval for Phase 1 while working out the options for Phase 2.

Applicant will come to the Planning Board Work Session to discuss the project and options involving lots 105-1-28 & 105-1-29.

5. General Discussion

Chairman Ramsdell asked if anyone had anything else to discuss and as there were no other comments,

***MOTION** was made by Member Rappa, second by Member Jankelunas, to **ADJOURN THE MEETING.**

Motion passed 5-0. Meeting adjourned at 7:57PM.

Respectfully Submitted,



**Sandra VanRiper
Planning Board Secretary**

Village of Chester
Building and Codes Department
Monthly Report to the Planning Board

August 23, 2016

Current projects that were inspected during the last month:

F&A – 41 Greycourt Ave

- 1- Certificate of Occupancy Issued.

Meadow Hill Apartments.

- 1- Building #5 Certificate of Occupancy Issued
- 2- Building #6 interior work continues

Steris – 2 Nucifora Blvd.

- 1- Work continues.

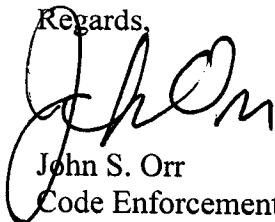
Christopher's Bistro – 69 Brookside Ave

- 1- Work almost complete.

FDF Enterprises – 5 Sanford Ave.

- 1- Project almost complete.

Regards,



John S. Orr
Code Enforcement Officer



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.**

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**VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: SMALL MIRACLES FARM SITE PLAN
PROJECT LOCATION: LOCATION
SECTION 105 – BLOCK 1 – LOT 8, 9.1, 28 & 29
PROJECT NUMBER: 16-07
DATE: 23 AUGUST 2016
CONSULTANT: WILLINGHAM ENGINEERING
PLAN DATE: 8/15/16
DESCRIPTION: THE APPLICATION PROPOSES A 24,120 SF MULTI-PURPOSE BUILDING ON THE 15.4 ACRE SITE. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The application involves multiple properties off Greycourt Avenue, all of which are located in the RA zoning district of the Village, nearby the B-1 zone to the north. The application proposes a change in zone (RA to B-1) for the property which requires action of the Village Board of Trustees.

2. The application paperwork proposes the 24,120 sf building which is not reflective of the two-phase approach indicated on the plan. The plan appears to indicate an initial phase with use of the existing building for multi-purpose and a phase two which reverts the existing building back to the previous use, and constructs the new building and site improvements. Regarding the phasing and uses, we have the following initial comments:
 - The phase 1 uses include the fitness center and whatever uses may already exist on the site (which are not identified). It is our understanding such use is Principal Permitted Use #4, “Personal Service” of the B-1 zone, but would not be permitted in the RA zone. As such, for approval, the zoning change of the Village Board is needed.

 - The plan should identify the uses of the remainder of the buildings (and site) on the plan. The applicant is reminded that the “previous use” referenced on the plan (which is not identified) would be subject to the B-1 zoning and, as such, if the rezoning does not allow such “prior use”, relief from the ZBA may be needed to re-establish the use. Further, the Planning Board would need to consider such use as part of the overall review of the project site plan.

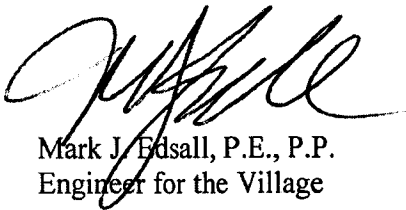
- Regarding the Phase 2 uses listed for the new building (fitness, wellness center, market, restaurant, office), all such uses appear consistent with the proposed B-1 rezoning. The uses of the other buildings on site should be identified on the plans.

3. Based on a concept review of the site plan and application, we have the following additional comments:

- The application involves four tax lots, over which the improvements are proposed. A merger of the lots should be required, since it is bad practice to have a site plan or buildings span property lines. The merger could be a condition of any approval considered.
- The plan and application indicate a gross square footage for the building of 24,120 sf. If the individual areas listed on the plan are added, the total is 25,120 sf. The footprint of the building is approximately 20,340 sf and the plan notes it is two-story. If a full two story, a total floor area in excess of 40,000 sf would exist, which is not the floor areas reflected on the plan. Please clarify second floor areas.
- The parking calculation requests that the Board accept five shared parking spaces such that the 82 required are reduced to 78. The Board will need to make a determination in this regard. (also see next comment). Parking for the other buildings / uses on site is not addressed.
- Inasmuch as the site includes other structures, the use and parking allocation for these buildings should be addressed. As part of the site plan review, the consistency of the uses in those existing buildings and traffic related thereto should be considered in the site plan review and traffic movement evaluations.
- The plan is not clear if the islands between parking rows are curbed (concrete curbs). We do not recommend grass islands without curbing.
- The current plan is concept in nature and does not include any of the following:
 - drainage structures or piping.
 - Landscaping
 - Lighting
 - Topography and grading contours
 - Utilities
 - Details of construction
 - Soil Erosion and Sediment Control Measures
- Movements and parking at the loading zone will need further clarification and review.
- The bus pickup and drop-off area would appear to conflict with the handicapped parking row.
- We recommend a wider access to the site off Greycourt Avenue, perhaps 30 ft., to match the main access lane. In addition, we recommend the lane on the north of the site be revised from 24' to 30', thereby making a full 30 ft lane (loop) available for emergency services from the entrance around the entire site. Fire access and Fire Lanes will need further review by the Code Enforcement Officer.

- Any access curb cuts to the existing buildings (on the west end of the site) should be depicted on the plans.
 - Clarify if the “Proposed Entrance Sign” is a project sign, and if so, it should be properly identified and detailed.
 - The plan shows overflow parking on “structural grass”. The appropriate details and the manner in which the spaces are delineated, should be added to the plan set.
 - All plans should include an approval box, with the Village Project Number (Chester PB 16-07) included in the box. The box as well as the site plan identification (name) should be in the bottom right hand fold of the plans, on each sheet.
4. Construction in the black dirt area of the Village has at least two areas of increased concern, namely, structural design of the foundations and protective stormwater provisions. Each issue will require increased submittal detail of design.
 5. This project would likely require referral to the Orange County Department of Planning based on the proximity of the project to the agricultural properties.
 6. The Planning Board should discuss, with the Attorney for the Planning Board, the appropriate steps to initiate SEQRA review of the application.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Village

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