

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

NOVEMBER 15, 2016

REGULAR MEETING

PRESENT: Richard RAMSDELL, Chairman
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

NOT PRESENT: Robert JANKELUNAS, Member

REGULAR MEETING

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

1. MINUTES

In the review of the October 2016 Meeting Minutes, Chairman Ramsdell asked that under **Correspondence**, the first line be amended to read "Correspondence from Scott Johnston on the Small Miracles Farm project was received via email". As there were no other changes noted, a ***MOTION** was made by Member LaSpina, second by Member Winters, to **ACCEPT THE OCTOBER 2016 MINUTES AS AMENDED**. Motion passed 4-0.

2. CORRESPONDENCE

None – other than letter from Small Miracles Farm representative.

3. CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr (copy attached).

4. PROJECTS FOR REVIEW

Project # 16-07 Project Name: Small Miracles Farm
Applicant/Owner: 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, market & office
Presented by Joe Buglino, Alfandre Architecture, PC; Andrew Willingham, PE, Willingham Engineering

Andrew Willingham, PE, reviewed the updates submitted for this meeting.

Planning Board Engineer Mark Edsall's comments regarding the Phase I site plan were reviewed by Chairman Ramsdell (copy attached). A general discussion was held regarding:

- Hours of operation:

Chairman Ramsdell asked if 5:30AM – 11PM with review of the hours in one year would be acceptable.

Joe Buglino advised that the applicant would accept those changes.

It was noted by CEO John Orr that he will address the issue sooner than one year if the hours of operation become a nuisance to the neighbors.

- Parking:

Parking calculations on the plans are 1 space for every 400 square feet of building. As this type of business is not specifically listed in the B-1 District, it was agreed that 1 space for every 400 square feet of building was presently acceptable and that the issue would be revisited in one year or sooner if necessary.

Planning Board Attorney Harold Pressberg drafted a resolution for conditional final site plan approval. This draft was amended to include the above comments about review of hours of operation and parking in one year and read into the record as follows:

Motion to grant conditional final approval to the Small Miracles Farm Site Plan – Phase 1, dated 10/13/16, revised 11/03/16, for the renovation of an existing 7,450 SF building for use as a fitness center with the following findings:

1. As determined by John Orr, the Code Enforcement Officer, the parking in the front yard was a pre-existing non-conforming use at the time the property was re-zoned into a B-1 District and therefore there is not a violation of

Code §98-20(B)(4).

2. As recommended by the Planning Board Engineer, due to the immediate proximity and potential adverse impact on the black dirt farmland from storm water runoff from asphalt pavement, the Planning Board has determined to waive any requirement for paving the parking lot (other than the handicap parking spot area) since use of an unpaved parking lot was a pre-existing non-conforming use for the site at the time it was re-zoned into a B-1 District, and the proposed gravel parking lot will allow more rain water to infiltrate and recharge the groundwater, rather than flowing overland directly into the black dirt farm land. In accordance with the advice of the Planning Board Attorney, as provided in Code§98-29(E), the Planning Board finds that the requirement to pave the parking lot (Code §98-20(F)(1)) is not requisite in the interest of public health, safety or general welfare and is appropriate to this particular site plan.
3. The hours of operation set forth on the Plan are to be modified to reflect daily hours of operation from 5:30 AM to 11 PM. Additionally, the applicant is entitled to conduct three extended operations per year provided notice is furnished to the Code Enforcement Office 30 days in advance of the event – are acceptable, as modified, to the Planning Board.
4. The note on the Plan regarding completion of construction within 6 months of approval is acceptable to the Planning Board.

The conditions for Final Site Plan Approval are:

1. Submission of 10 copies for approval;
2. Payment of all fees, and
3. Final approval by the Village Planning Board Engineer and the Village Planning Board Chairman that all required modifications to the site plans have been made.
4. The Applicant and the Board will revisit within one year of site plan approval the issues of whether there is adequate on-site parking and whether the hours of operation are suitable for the surrounding neighborhood.

***MOTION** was made by Member Winters, second by Member LaSpina to **GRANT CONDITIONAL FINAL SITE PLAN APPROVAL** as set forth above. Motion passed 4-0.

It was noted that discussion of the Village Board referral to the Planning Board regarding rezoning would be continued to the December 2016 Planning Board meeting.

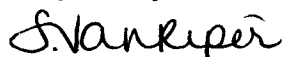
5. GENERAL DISCUSSION

- Discussion was held regarding parcels on Greycourt Avenue
- Discussion was held regarding the draft 2017 Planning Board schedule.

***MOTION** was made by Member Rappa, second by Member LaSpina to **ACCEPT THE 2017 PLANNING BOARD SCHEDULE AS DRAFTED**. Motion passed 4-0.

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 Rappa, to **ADJOURN THE MEETING**. Motion passed 4-0. Meeting adjourned at 7:45PM.

Respectfully Submitted,



Sandra VanRiper
Planning Board Secretary

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

October 25, 2016

Current projects that were inspected during the last month:

Meadow Hill Apartments.

- 1- Building #6 almost complete.
- 2- Building #2 interior work continues.
- 3- Building #3 framing complete.
- 4- Building #1 framing started this week.

Steris – 2 Nucifora Blvd.

- 1- Interior work continues.
- 2- Site work continues.

Curtain – 1 Railroad Ave

- 1- Work continues.

Mott – 45 Meadow Ave

- 1- Work continues.

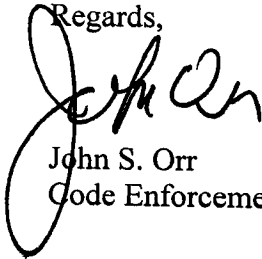
Jean – 7 Vista Dr.

- 1- Garage almost complete.

Quinn – 77 Main Street

- 1- Project almost complete.

Regards,



John S. Orr
Code Enforcement Officer



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

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
& PA)
PATRICK J. HINES
NJ & PA)

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY

WILLIAM J. HAUSER, P.E. (NY,

15 November 2016

VILLAGE OF CHESTER
TECHNICAL REVIEW COMMENTS

PROJECT NAME: SMALL MIRACLES FARM PHASE I
TAX LOT/LOCATION: 105-1-9.1
P.B. PROJECT NUMBER: 16-07
REPRESENTATIVE: WILLINGHAM ENGINEERING
REVIEW DATE: 9 NOVEMBER 2016

The undersigned reviewed the above mentioned project last revised 03 November 2016 on 9 November 2016. The following observations were noted:

1. The board should review the Use Information on sheet SP-A and determine if the provisions are acceptable.
2. Due to the immediate proximity and potential adverse impact on the black dirt farmland from stormwater runoff from asphalt pavement, it is our recommendation that the paving requirement be waived for this specific project. A gravel parking lot will allow more rain water to filter, infiltrate and recharge the groundwater, rather than flowing overland directly to said farmland. This waiver may be granted under Section 98-29(E) of the Village Code, and if the board deems reasonable, should be done so with advisement from the Board's attorney.
3. The plans have been revised to satisfy all previous comments. This office has no exception to consider this application for conditional approval.

Please feel free to contact the undersigned should you have any questions, comments or require any additional information regarding this matter.

Very Truly Yours,

**McGoey, Hauser & Edsall
Consulting Engineers, D.P.C.**



Shawn Arnott, E.I.T.
Staff Engineer