

MINUTES
VILLAGE OF CHESTER PLANNING BOARD
MARCH 28, 2017
REGULAR MEETING

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

REGULAR MEETING

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

1. Minutes

***MOTION** was made by Member Rappa, second by Member Jankelunas, to **ACCEPT THE FEBRUARY 2017 MINUTES AS DRAFTED**. Motion passed 5-0.

2. Correspondence

None

3. Code Enforcement Officer Report

Presented by John Orr (copy attached).

4. Projects for Review

Project # 16-08 Project Name: The Castle SPA (Zip Line & Addition)

Applicant/Owner: Brian & Alison Leentjes / XLLC & 717, LLC

Location: 107-109 Brookside Avenue (107-2-14.2 & 15 / B2 Zone)

Re: Construct 12' X 40' Platform for a Zip Line and 10,000 square foot addition

Presented Jim Dillin, PLS

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

- Proposed 10,000 square foot addition;
- Ride and flex areas added to the site plan;
- Note on the site plan indicating the ride area will not be cluttered;
- The ride area will be regulated by ride height and seat count;
- Parking calculations on the site plan include the proposed zip line and proposed addition;
- It was noted that there is an easement in place for shared parking;
- The applicant has previously submitted a narrative;
- Zip Line discussion:
 - The entry/exit would be off the existing deck;
 - The platform size is approximately 20' X 30';
 - The platform would be constructed outside the go kart area;
 - The Town of Chester granted a variance for the height of the monopole;
 - No blinking light will be on top of the monopole as the light is required for a pole 250' or higher;
 - Ride lights can be made brighter or dimmed by the ride operator;
 - Safety concerns (addressed by Mike from The Castle):
 - They will not be relying on the fire trucks for emergency situations;
 - The manufacturer provides on-site training for all ride operators;
 - The Castle has a back-up generator to accommodate a power outage;
 - The ride is equipped with a mechanical assist to slowly/safely return the seats to the platform if the generator fails;

- The ride is also equipped with a manual winch in the monopole to slowly/safely lower the cables in case they get tangled and releasing the brake is not a viable option;
- They will provide the manufacturers written safety procedures;
- CEO John Orr commented on the overall safety procedures at The Castle. He noted that The Castle employs the appropriate people to oversee the safety of all rides. He also spoke with the Fire Department and was advised they can reach the pole if needed.

Mark Edsall's comments were reviewed (copy attached).

***MOTION** by Member Jankelunas, second by Member Winters, to **SET THE PUBLIC HEARING FOR APRIL 25, 2017**. Motion passed 5-0.

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 Jankelunas, to **ADJOURN THE MEETING**. Motion passed 5-0. Meeting adjourned at 7:40 PM.

Respectfully Submitted,



Sandra VanRiper
Planning Board Secretary

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

March 28, 2017

Current projects that were inspected during the last month:

Meadow Hill Apartments.

- 1- Building #1 interior work continues.
- 2- Building #3 interior work continues.

Steris – 2 Nucifora Blvd.

- 1- Interior work continues.
- 2- Site work continues.
- 3- Almost complete with installation of the sterilization equipment.

Curtain – 1 Railroad Ave

- 1- Work almost complete.

Mott – 45 Meadow Ave

- 1- Work complete.

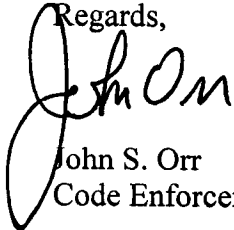
McDonald's – 73 Brookside Ave

- 1- Exterior renovations continue.

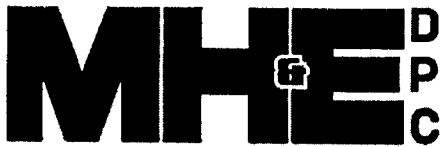
Demack/Belmay – 45 Leone Lane

- 1- Floor alterations almost complete.

Regards,



John S. Orr
Code Enforcement Officer



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

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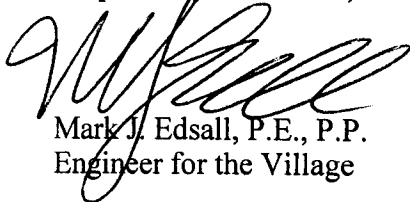
VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: CASTLE FUN CENTER SITE PLAN AMENDMENT (v.17)
(Proposed Building Addition & Zip Line Platform and Tower)
PROJECT LOCATION: NYS ROUTE 17M
SECTION 107 – BLOCK 2 – LOTS 14.2 & 15
PROJECT NUMBER: 16-08
DATE: 28 MARCH 2017
CONSULTANT: JAMES A. DILLIN, PLS
PLAN DATE: Plan Revised 02-17-17
DESCRIPTION: THE APPLICATION PROPOSES AN ADDITION TO THE RECREATION CENTER BUILDING ADDITION AND A ZIP LINE USE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13 DECEMBER 2017 AND 28 FEBRUARY 2017 PLANNING BOARD MEETINGS.

1. There is no new site plan for this meeting; the plan is the same one reviewed for the 2/28/17 meeting. Additional information has been submitted with regard to manufacturer's literature and data for the zip line part of the site plan.
2. Procedurally, I worked with the Chairman, Secretary and Building Inspector and circulations / referrals have been made as follows (all dated 3/10/17):
 - NYSDOT Referral
 - Orange County Planning Referral
 - SEQRA Lead Agency Coordination Letter
 - Town of Chester Referral
3. As previously discussed, the general scope of the proposed changes are:
 - Addition to Recreation Center Building
(additional 5000 s.f. added to application no. 16-01 addition)
 - Removal of Picnic Area and Batting Cages
 - Alter Pavilion Area / Go-kart Pit Area
 - Zip Line Platform and Tower

4. The Board at the previous meeting had some discussions with regard to two proposed “flex areas”, where the applicant could change and modify the recreational components/elements in the area based on the market and demands. In an effort to have some guidelines/limits for use of the flex areas, I recommended the Board consider imposing a maximum permitted “seat count” and “height” for the elements in the flex area. This should be further discussed by the Board and their final determination included on the plan.
5. Some open items from discussions at the meeting and worksession are as follows:
 - Square footage (each floor and total) should be indicated for each building addition. The interior layout need not be shown as this is a function of review by the building inspector.
 - Parking was discussed and correspondence (not on letterhead nor dated) was received from Brian Leentjes (rec'd 1/5/17). I recommend that the Board seek a brief narrative to describe the scope of the application, address the parking, and any other appropriate issues not fully outlined on the plan. The document should be on “Castle” letterhead and dated.
 - Some concerns discussed by Board members, which will be further discussed/reviewed by the Board as part of the site plan and SEQRA review:
 - Lighting
 - Seasonal Use of zip line (weather limitations or dates)
 - Weather Monitoring during use of Zip Line (lightning, etc.)
 - Emergency/safety provisions, evacuation, etc. for zip line
 - Potential distracted driving on NYS Route 17 due to zip line (referral has been made to NYS DOT and we anticipate they will consider this issue)
 - As noted above, the applicant has submitted manufacturer’s information for the zip line proposed, as manufactured by Soaring Eagle Zipline Inc. This information should be further reviewed by the Board, Building Inspector and our office.
 - The applicant has proposed activity adjacent to / near the Black Meadow Creek, which is a Class C stream. Appropriate care should be included to prevent water quality problems. A permit may be required based on the scope of work.
6. As previously discussed, the applicant also has a concurrent application to the Town Planning Board for the “other end” of the zip line, as well as a proposed 4800 sf workshop and additional parking to serve to overall project. It would be helpful for the applicant to update the Planning Board on their status of the Town Planning Board and Zoning Board applications.
7. At this time we have no new substantial information and believe the SEQRA review procedure is the largest issue currently before this Board.

Respectfully Submitted,



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

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