

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

JULY 25, 2017

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

NOT PRESENT: Gene WINTERS, Member

****** PUBLIC HEARING ******

Chairman Ramsdell opened the Public Hearing for the BYK USA, Inc. Site Plan application at 7:00 PM.

P. Project # 17-04 Project Name: BYK Site Plan Amendment (Addition)
Applicant/Owner: BYK USA, Inc.
Location: 48 Leone Lane (113-1-8 / M-1 Zone)
Re: Construct 700 sq ft addition, extension of previously approved addition
Presented by Bill D'Amelio, Civil Tec Engineering & Surveying

Bill D'Amelio provided an overview of the project to the few residents attending the Public Hearing:

- Proposed 700 square foot addition for stairwell to be installed for safety reasons;
- Comments were submitted to NYS DEC with regard to this project;
- Current temporary outside material storage will be removed by November 1, 2017;
- Storage for chemical containers will be within protected, pre-fabricated steel containers;
- Addition was previously approved.

The Board asked questions regarding:

- Outside chemical storage containers. Per CEO John Orr, they are pre-manufactured containers installed with the last addition;
- The outside chemical storage containers are approximately 14 feet high, designed for storage of hazardous materials, bolted to the ground, can be locked; designed to contain a possible chemical spill and have a capacity to hold up to 64 55-gallon drums of materials;
- Applicant is planning on installing bollards to protect the outside chemical storage containers;
- It was requested the outside chemical storage containers be locked for safety and to prevent theft;
- Direction their delivery trailers travel in on the site. The applicant advised they have trailers from other businesses turning around in the street, and they are trying to resolve that issue;
- Discussion was held regarding the direction the trailers travel and the loading docks.

As there were no additional questions or comments from the Planning Board Members, Chairman Ramsdell opened the Public Hearing for public comments:

- Clif Patrick, 117-119 Brookside Avenue, Chester, NY: Asked if the stairwell was replacing an existing or if it was a new addition. Applicant advised it is a new addition for access to the 2nd level mezzanine.
- Mark Edsall, Planning Board Engineer: Asked if the applicant is adding the mezzanine for access only or if there would be office space or other work performed on the mezzanine. Applicant advised the mezzanine is a processing access level only for employees to access the kettles/reactors.
- John Orr, CEO: Asked how much of the roof would be raised for the mezzanine installation. Applicant advised that 36' X 36' of the roof would be raised to 40 feet.
- Leslie Smith, 117-119 Brookside Avenue, Chester, NY: Asked what height the roof would be raised to. Applicant advised 40 ft. CEO John Orr advised height requirements do not apply in the industrial park.

- David Stevenson, 16 Elm Street, Chester, NY: Asked if the chemical storage containers are a new use and where the chemicals were stored before if it is a new use. Applicant advised the storage will stay where it is and the building addition/additional roof height are to move the processing area.
- John Orr, CEO: Advised the chemicals were stored inside and moved outside to the pre-fabricated steel containers. The production is not changing. Applicant advised this is all an effort to modernize the 30 year old building and equipment to improve efficiency and productivity.

As there were no additional questions/comments from the public, ***MOTION** was made by Member Jankelunas, second by Member LaSpina to **CLOSE THE PUBLIC HEARING**. Motion passed 4-0.

****** REGULAR MEETING ******

Chairman Ramsdell opened the Regular Meeting at 7:25 PM.

Minutes

Review Draft June 2017 Planning Board Meeting Minutes. ***MOTION** was made by Member LaSpina, second by Member Jankelunas, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 3-0; Chairman Ramsdell abstained as he was not present at the June 2017 meeting.

Correspondence

Letter from Leslie Smith re: Advanced Auto – to be discussed with project.

Code Enforcement Officer Report

Presented by John Orr (copy attached). He also advised he met with the applicant for a proposed project at 62 Leone Lane. They attended the July Work Session and met with CEO John Orr shortly after the Work Session. It is his determination that there is no change of use. Therefore, they do not need site plan approval. It was also noted the top three remaining site plan projects for Meadow Hill are lighting, sidewalks & planting.

Projects for Review

1. **Project # 02-07 Project Name: Chester Plaza Hotel/Motel Site Plan**
 Applicant/Owner: Chester Shopping Plaza, TTD (Herman Leimzider & Jacob Deutsch)
 Location: Brookside Avenue, Chester (SBL: 110-6-1.112 / B-2 Zone)
 Re: Construct hotel/motel
 Presented by Bill D'Amelio, Civil Tec Engineering & Surveying

Bill D'Amelio, Civil Tec Engineering & Surveying, provided an overview of the project:

- Applicant is requesting an extension of the previous approval which expires 09-23-2017.

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

Applicant agreed to attend the Work Session on August 3, 2017 at 1:30 PM to discuss the extension.

2. **Project # 17-01 Project Name: Mikaberidze Site Plan**
 Applicant/Owner: Ushangi Mikaberidze
 Location: 22 Lehigh Avenue, Chester (SBL: 115-1-3.1 / M-2 Zone)
 Re: 1st Floor taxi business; 2nd Floor apartment
 Presented by Al Fusco, Jr, PE, Fusco Engineering

Al Fusco, Jr, PE, Fusco Engineering, provided an overview of the project:

- Proposed taxi business with car storage and an auxiliary apartment;
- ZBA granted variances;
- Meets parking regulations.

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

- Number of parking spaces;
- How many vehicles are allowed on the property;

- ZBA resolutions – it was requested that the ZBA resolutions be noted on the site plan.

***MOTION** was made by Member Jankelunas, second by Member Rappa to **HOLD A PUBLIC HEARING ON AUGUST 22, 2017**. Motion passed 4-0.

3. Project # 17-03 Project Name: Advanced Auto Site Plan

Applicant/Owner: John Joseph, Southern Realty / JJB, LLC; 95 Brookside, LLC; 93 Brookside, LLC
 Location: Brookside Avenue (107-2-8.21, 107-2-9.1 & 107-2-9.2 / B2 Zone)
 Re: Construct a 6,890 sq ft auto parts retail store
 Presented by John Joseph, Southern Realty & Development, LLC

John Joseph, Southern Realty & Development, LLC, provided an overview of the project:

- Looking to resolve the visual aspects of the building before submitting updated plans.

Correspondence from Leslie Smith dated 07-18-2017 read into the record (copy attached).

This letter outlines the historical significance of this property and asks the Board to compel the applicant to construct a building more in line with the historical landscape of the neighboring properties.

Correspondence from The Preservation Collective dated 07-24-2017 read into the record (copy attached).

This letter outlines the historical significance of this property and asks the Board to compel the applicant to construct a building more in line with the historical landscape of the neighboring properties. The letter also requests the applicant create a small outdoor public area to be donated to the Village that could incorporate a historic landmark display.

Correspondence from Clifton Patrick dated 05-23-2017 read into the record (copy attached).

This letter outlines the historical significance of this property and asks the Board to compel the applicant to document the property with the National Park Services Historic American Buildings Survey, the Library of Congress and appropriate local repositories. He also comments that the site is worthy of a roadside historical marker.

John Joseph advised Advanced Auto will document the small farm house, which the applicant proposes to remove, in accordance with the National Park Services Historic American Buildings Survey and provide a roadside marker and green space, but he does not believe they can make the building look like a farm house. He can soften the appearance with brick and false windows as shown in the pictures he provided.

Chairman Ramsdell asked if they could put a gable roof on the building. John Joseph advised a gable roof would be about 15 feet high and make the building look very small. He can look at a mansard roof and false gables, but can't carry the financial burden of a building like the Mavis Tire in Warwick.

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

4. Project # 17-04 Project Name: BYK Site Plan Amendment (Addition)

Applicant/Owner: BYK USA, Inc.
 Location: 48 Leone Lane (113-1-8 / M-1 Zone)
 Re: Construct 700 sq ft addition, extension of previously approved addition
 Presented by Bill D'Amelio, Civil Tec Engineering & Surveying

Bill D'Amelio, Civil Tec Engineering, provided a project overview during the Public Hearing (see above).

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

- Adding a note about the mezzanine to the site plan;
- CEO John Orr heard the applicant may raise the roof height in the future. Will that also change the footprint of the building in the future? The applicant could do one approval for raising the roof and the addition, but do it in phases with separate completion dates;
- Applicant was asked to attend the Work Session on August 3, 2017 at 1:50 PM.

5. Project # 17-05 Project Name: Rushing Duck Brewing @ 2 Greycourt Site Plan

Applicant/Owner: Rushing Duck Brewing Company / Alan Battiato
 Location: 2 Greycourt Avenue (105-1-7 / B-1 Zone)
 Re: Convert building into new tasting room
 Presented by Nikki Cavanaugh, Rushing Duck, Applicant; Alan Battiato, Owner

Applicant Nikki Cavanaugh, Rushing Duck and owner of 2 Greycourt Avenue Alan Battiato provided an overview of the project:

- Proposed extension of their existing tasting room with outside seating and finger foods;
- No proposed structural changes;
- Adding a bathroom and a bar to the existing building;
- Proposed hours of operation are Friday-Saturday 12-10 PM and Sunday 12-7 PM, but may change;
- Lighting will be added to the building for the parking lot and will be shown on future plans.

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

- Use of building;
- Sign detail and location will be shown on future plans.

***MOTION** was made by Member LaSpina, second by Member Rappa to **HOLD A PUBLIC HEARING ON AUGUST 22, 2017**. Motion passed 4-0.

***MOTION** was made by Member Rappa, second by Member Jankelunas to **AUTHORIZE REFERRAL TO THE TOWN OF CHESTER AND ORANGE COUNTY PLANNING DEPT WHEN UPDATED PLANS ARE SUBMITTED**. Motion passed 4-0.

6. Project # 17-06 Project Name: 45 Leone Lane Site Plan (Former Belmay Building)

Applicant/Owner: 45 Leone, LLC
 Location: 45 Leone Lane (113-1-6.12 / M-1 Zone)
 Re: Change of Use to warehouse facility
 Presented by Bill D'Amelio, Civil Tec Engineering & Surveying

Bill D'Amelio, Civil Tec Engineering & Surveying, provided an overview of the project:

- Change of use to a fulfillment center where products come in; they're re-packaged and sent out to a customer;
- Hours of operation provided on the site plan;
- Applicant proposes changes to existing sign.

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

- Anticipated completion date;
- Referrals to Town of Chester and Orange County Department of Planning;
- Inbound deliveries are approximately 3 per day and 15 per week. There is no manufacturing on site. They are a fulfillment center where products come in; they're re-packaged and send out to a customer.

***MOTION** was made by Member Jankelunas, second by Member Rappa, to reaffirm and **DECLARE THIS A TYPE II ACTION UNDER SEQRA**. Motion passed 4-0.

***MOTION** was made by Member LaSpina, second by Member Rappa to **WAIVE THE REQUIREMENT OF A PUBLIC HEARING**. Motion passed 4-0.

7. Amending the Zoning Code § 98- 20 (E)

Village Board referral of the proposed Local Law #4 of 2017, Amending the Zoning Code §98-20(E)

The proposed amendment was reviewed by CEO John Orr and general discussion was held regarding:

- Planning Board Engineer Mark Edsall suggested the verbiage of the proposed change be reviewed and possibly a maximum amount of spaces be clearly stated;

- Chairman Ramsdell and CEO John Orr discussed meeting and discussing the proposed change.

General Discussion

Chairman Ramsdell discussed the Comprehensive Plan meeting held on July 17, 2017.

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 LaSpina, to **ADJOURN THE MEETING**. Motion passed 4-0. Meeting adjourned at 9:20 PM.

Respectfully Submitted,



Sandra VanRiper
Planning Board Secretary

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

July 25, 2017

Current projects that were inspected during the last month:

Steris – 2 Nucifora Blvd.

1- Certificate of Occupancy issued.

15 Grand View

1- Work almost complete.

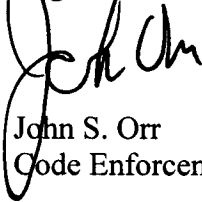
Buckley – 157 Main Street (Tuthill)

1- Work almost complete.

Garzone – 42 Maple Ave.

1- Work continues.

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: CHESTER SHOPPING PLAZA SITE PLAN AMENDMENT
(PROPOSED MOTEL)
PROJECT LOCATION: NYS ROUTE 17M
SECTION 111 – BLOCK 6 – LOT 1.11
PROJECT NUMBER: 02-07
DATE: 25 JULY 2017
DESCRIPTION: THIS APPLICATION PROPOSES THE ADDITION OF A MOTEL ON THE
NORTH END OF THE EXISTING PLAZA SITE. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE 23 JULY 2002, 27 AUGUST 2002, 17 DECEMBER 2002,
22 APRIL 2003, 26 AUGUST 2003, 23 SEPTEMBER 2003, 28 OCTOBER 2003,
5 FEBRUARY 2004, 23 MARCH 2004, 27 APRIL 2004, 27 JULY 2004,
24 AUGUST 2004, 28 SEPTEMBER 2004, 22 FEBRUARY 2005, 22 MARCH 2005,
26 APRIL 2005, 24 MAY 2005, 28 JUNE 2005, 27 SEPTEMBER 2005,
15 NOVEMBER 2005, 20 DECEMBER 2005 AND 23 SEPTEMBER 2014
PLANNING BOARD MEETINGS.

1. On 9/23/2014 the Planning Board re-approved (conditionally) the application. A 3-year extension was granted for completion of the work (thru 9/23/2017). The applicant by letter dated July 12, 2017 from Larry Torro, P.E., is now seeking another extension of the completion date.

It should be verified if the application has stamped final approval, if not, a re-approval may be needed.

Respectfully Submitted,



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

MJE/st
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**McGOEY, HAUSER and EDSALL
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**VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: 22 LEHIGH AVENUE SITE PLAN
(USHANGI MIKABERIDZE)
PROJECT LOCATION: 22 LEHIGH AVENUE
SECTION 115 – BLOCK 1 – LOT 3.1
PROJECT NUMBER: 17-01
DATE: 25 JULY 2017
CONSULTANT: ARDEN CONSULTING ENGINEERS PLLC
PLAN DATE: Rev. 1 dated 7/5/17
DESCRIPTION: THE APPLICATION PROPOSES THE USE OF THE EXISTING 2-STORY
SFR DWELLING AS A TAXI BUSINESS ON THE FIRST FLOOR AND
SECOND FLOOR AS AN APARTMENT. THE PLAN WAS REVIEWED ON
A CONCEPT BASIS ONLY.

1. The property is located in the M-2 zoning district of the Village. The business office use not a permitted use in the M-2 zone; however, the applicant has obtained a use variance for such use. The caretaker apartment is a listed accessory use, but also received a variance as accessory to the principal use. The application also required some area type variances from the ZBA. The plan bulk table provides the data regarding variances granted by the ZBA on 5/15/17. A record of the ZBA decision should be on file with the Planning Board.
2. We have performed our initial review of the plan and provide the following comments:
 - The existing pavement edges from the site to Lehigh Ave. and limits of pavement on the existing site should be made absolutely clear.
 - The location of the gate for the privacy fence should be clearly indicated on the plan.
 - We recommend the chain link fence be fully black vinyl coated (all components).
 - The plan provides a parking calculation to which we take no objection.

• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •

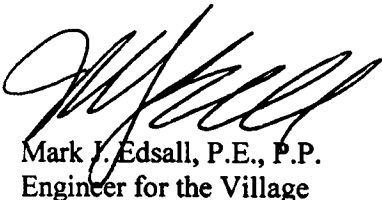


- The plan should confirm if any of the seven “behind fence” parking spaces will be occupied by parked taxis, and which will be available for employees.
- Given the narrow access lane to the residential parking spaces, we suggest a sign that says “Private Residence Parking Only” to prohibit other vehicles from entering that lane.
- Backout and turning movement maneuvers should be depicted on a partial plan for the residential parking to verify adequate space.
- The Code Enforcement Officer should verify that no handicapped parking is needed for this specific site condition.
- We believe the “Light Duty” pavement may be too light. An increase up to at least 3 inches is suggested. Consideration of use of dense binder should be evaluated.
- The approval box should have the approval text removed and the project number (Chester PB No. 17-01) can be added to the box.
- The plan does not depict any waste enclosures. If regular waste cans (residential type) are anticipated for use, we see no problem.
- The Standard Village Lighting note should be added to the plan.

“Planning Board’s acceptance of the lighting design shown hereon is premised on the representation of the applicant that the lighting will not cause a glare or other deleterious effect on adjoining properties and/or roadway traffic. Should any such conditions result from the installation, in the sole opinion of the authorized representatives of the Village, the applicant agrees to modify and/or replace fixtures to cause the correction of the condition, to the satisfaction of the Village representatives.”

- As per Section 98-30.2 of the Village Zoning Code, the Applicant should indicate a reasonable anticipated completion date for the project on the plan.
3. The Planning Board should discuss, with the Attorney for the Planning Board, the appropriate steps to initiate SEQRA review of the application.
 4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Section 98-28 (B) of the Village Code.
 5. This project adjoins NYS Route 17M, and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).

Respectfully Submitted,



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

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Leslie Smith
117 Brookside Avenue
Chester, NY 10918
845-610-3744

isoscelesp@optonline.net

July 18, 2017

Chairman Richard Ramsdell
Village Planning Board Members
47 Main Street
Chester, NY 10918

Dear Chairman Ramsdell and Planning Board Members,

The Village has embarked on the creation of its first comprehensive (master) plan, finally recognizing that a comprehensive vision for Chester's future is sorely needed and that zoning alone is not adequate. As a member of the comprehensive plan committee as well as a past president, life member and current trustee of the Chester Historical Society, I hope that our finished plan will include three historic overlay zones to demonstrate some of what we, in Chester, value and respect regarding our past.

On each of the five main thoroughfares leading into Chester, markers are installed. Each proudly announces: "Welcome to Chester, Home of Neufchatel Cheese..."

The origin of the cream cheese is a significant part of the history of our town and village. Those markers announce something that happened only here, in our village. We are proud to boast this on our historic markers and it is one fact that makes the village uniquely our own.

William Alfred. Lawrence's March 31 1911 obituary states: he started the cheese business in 1861. In the fall of 1872, he started the manufacture of cream cheese, in squares, being the first man to make them in the world.

At that time, his factory was, in a small house, between Chester and Goshen, and the output was two boxes a day. Since that time, the business has been built up until at the present time, the output is over two thousand boxes a day, employing twenty men, and using three hundred cans of milk a day, being the product of nearly fifty farmers of this section.

William A. Lawrence was also the first president of the village of Chester and a very large landholder.

To tangibly demonstrate that our residents respect and care about our village and its history, I hope an historic overlay can be in future designated. Including along West Avenue: # 38 now owned by John and Jen Memmelaar, #14 now owned by Joseph and Nancy Sellers, the Orange Trust Bank building and the properties on Brookside Avenue now owned by Greenwald Law (the former Conklin/Babcock house, DeLuca residence

and William A. Lawrence residence), the Access physical therapy building and the Perfect Nails building.

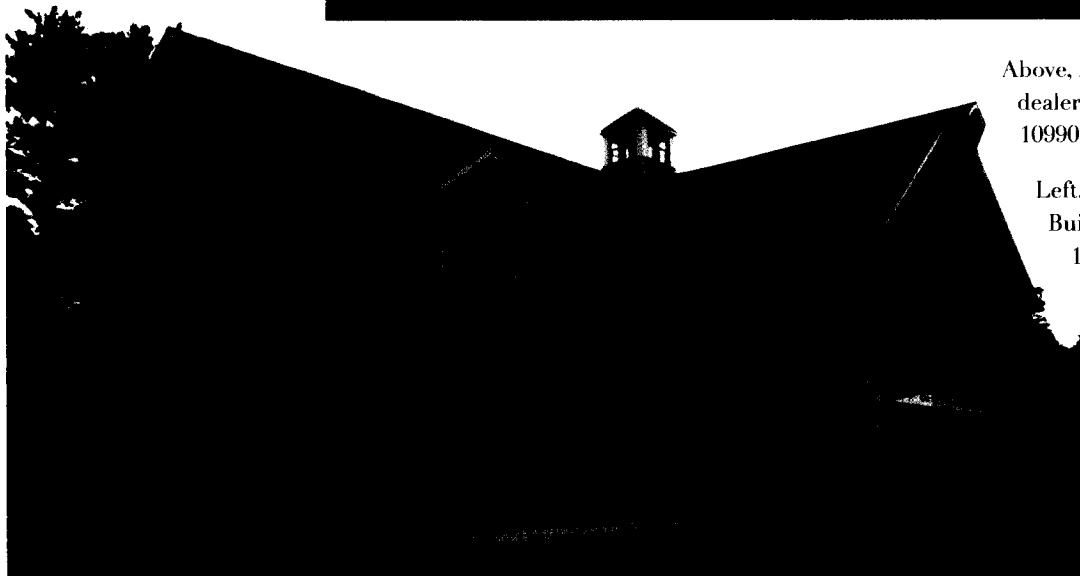
The Brookside Avenue structures (with the exception of the former DeLuca home) including the bank building all being at one time owned by William A. Lawrence and contributing to the streetscape where the W. A. Lawrence and Son Neufchatel and Cream Cheese Factory once stood and where his residence now occupied by Greenwald Law still stands.

All of these Brookside Avenue parcels are currently zoned B-2 and I understand what B-2 zoning permits as of right. If the Advance Auto business is built as proposed, any future consideration of an historic overlay would be aesthetically absurd. I understand that these parcels are absolutely unprotected in that we have only just started our first village comprehensive plan and we also have no architectural review board. However, there is absolutely no reason that Advance Auto, knowing that they will be demolishing/destroying something we care about, and as a good neighbor, would build a structure that would be so excessively dissimilar in relation to its neighbors: the Orange Trust Bank or the 1830 W.A. Lawrence residence now Greenwald Law offices.

I had supplied the board last month with pictures of the Mavis Discount Tire building in Warwick to suggest a possible direction to take for a commercial barn-like building that would be more harmonious than what is proposed



Above, Leo Kaytes car dealership Warwick, NY 10990



Left, Meadowrest Building | Warwick, NY 10990

Next page, proposed Advance Auto Building

and I have other suggestions, (see included) but Mr. Joseph resisted, handing it quickly back without as much as a glance.

I know that a municipality is empowered to protect places having special character , historical interest or value (GMU §96-a), So I am writing to prevail upon you, our Planning Board, our code enforcement officer, engineer, attorney and Mayor and Village Board members to do whatever is possible to persuade Mr. Joseph/Advance Auto to construct his building so that what remains of our historic streetscape is not destroyed by commercial expediency.

Sincerely yours,



Leslie Smith



cc:

Mayor Tom Bell

Village Board Members

Code Enforcement Officer, John Orr

Village Engineer, Mark Edsall

Village Attorney, Henry Christensen



PO Box 721
Chester NY 10918
www.thepreservationcollective.com

July 24, 2017

Village of Chester Planning Board
Village of Chester
47 Main St
Chester NY 10918

sent via email: vchesterplbrd@frontier.com

Re: Advanced Auto Application

Dear Chairman Ramsdell and Board members:

This letter is being submitted as an inquiry to the status of the Advanced Auto Store application. Our non-profit organization is concerned about the negative environmental impacts of new development and wants to encourage the preservation of irreplaceable resources important to the community.

We have been made aware of the local historic significance of the study area and the plans for demolition of existing houses for the construction of a new retail building. Even though plans are already in the works for the site in question, we hope all efforts will be made to preserve a piece of local history and honor the place where the first cream cheese was manufactured in the 1800's by local dairymen in Chester.

We are not sure what stage of review the project is in the SEQR process, but the regulations say that an action affecting a historic site is a Type I action if it is:

617.4(b) (9) "any Unlisted action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places, or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places".

Even if this site is not on a Register or contiguous to one that is, keep in mind, as the lead agency determines the significance of any Type I or Unlisted action, an EIS is required for a proposed action if it may include the potential for at least one significant adverse environmental impact. The SEQR regulations require you to take a hard look at:

617.7(b)(1)(v) "the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character".

As you review visual, cultural and historical information relating to the area, you may determine alternatives in the site plan are needed to mitigate impacts as a way to preserve Chester's history. Consideration for alternatives could include the repurposing of existing structures for business use or modifications to the application that address the character of the block in which the property is located on and that any new structures are architectural compatible to the adjacent lots. In addition, perhaps there is an opportunity for the creation of a small outdoor public area to be donated to the Village that could incorporate an historic landmark display. This could benefit the business uses with increased foot traffic by raising awareness of the historical significance of the area while providing the public with walkable green space in this part of the Village.

If not already part of your review process, we hope that notification on any public hearing(s) include the Village/Town historians so the Board can get additional input on this application. We remain hopeful that economic growth coming to the area doesn't mean we have to lose opportunities to live and work in the kinds of interesting and attractive surroundings that older buildings can provide. We believe that historic preservation can aid in local economic and community revitalization, increased tourism and preserved regional history, culture, and pride.

We hope our comments prove useful. Thank you for your consideration.

Sincerely,




Tracy Schuh
President
TPC, Inc.

References:

<http://www.dec.ny.gov/permits/47636.html>

cc: Village Mayor and Trustees
Chester Historical Society
Orange County Planning Department

The Preservation Collective, Inc. is a non-profit 501c(3) tax-exempt corporation whose mission is to educate the community by bringing attention to and defending against the environmental impacts of new development and advocating for improved controls for sustainable growth to protect the scenic, historic and cultural landscapes in Orange County.

 [Find Us on Facebook](#)

Clifton Patrick
Town of Chester Historian
119 Brookside Ave
Chester, NY 10918

Phone/fax 845-469-7645 e-mail: historian@thetownofchester.org

May 23, 2017

Richard A. Ramsdell
Planning Board Chairman
Village of Chester
47 Main Street
Chester, NY 10918

Advanced Auto Site Plan. Project # 17-03

Dear Chairman Ramsdell and Planning Board Members,

This proposed project impacts several extant historic structures:

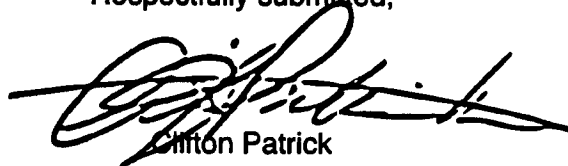
The former residence of James Henry & Mary Ann Conklin, grandparents and great-grandparents of the famed Chester notables, Harry Lawrence Murray (1893-1972), Harry (Hap) Lawrence Murray (1925-2012), Elizabeth (Betty) Murray Carey (1922-2010). James Henry Conklin was also a Civil War veteran. The house is depicted on the 1875 Beers Atlas of Orange County, labelled "S&J Gray." Since this structure appears to have survived pretty much intact, Village of Chester Historian, Lorraine Hom, and I together request that its loss be mitigated, in part, by documenting it in accordance with National Park Service's Historic American Buildings Survey. In addition to the Library of Congress, copies of this report should also be delivered to appropriate local repositories, including Village of Chester Historian, Town of Chester Historian, and the Chester Historical Society. Modest dwellings such as this example are under documented in the historical record.

Lawrence Creamery & Cheese Factory smoke stack foundation. As I am sure you know the Lawrence Creamery & Cheese Factory was the world famous producer to cream and Neufchatel cheeses under his own brands in addition to supplying cream cheese in bulk to C.D. Reynolds who marketed it under the "Philadelphia" brand.

The site plan notes a concrete pad. Was this part of the industrial complex that included Nation Milk-Sugar Co. and W. A. Lawrence & Son Cheese Factory, or something else?

Given the import contributions W.A. Lawrence to the history Village of Chester (He was also its first President), and his cheese operation to national commerce and culinary art internationally, site is worthy of a roadside historical marker.

Respectfully submitted,



Clifton Patrick



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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ADVANCED AUTO SITE PLAN
PROJECT LOCATION: 95 BROOKSIDE AVENUE
SECTION 107 – BLOCK 2 – LOTS 8.21, 9.1 & 9.2
PROJECT NUMBER: 17-03
DATE: 25 JULY 2017 (no new plans for this meeting)
CONSULTANT: PIETRZAK & PFAU ENGINEERING
PLAN DATE: Revised 6-15-17
DESCRIPTION: THE APPLICATION PROPOSES A 6890 SF RETAIL (AUTO PARTS) STORE ON THE OVERALL 1.6+ ACRE SITE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 23 MAY 2017 AND 27 JUNE 2017 PLANNING BOARD MEETINGS.

1. The property is located in the B-2 zoning district of the Village. The “required” bulk information shown on the plan appears correct for the zone and use. We have previously discussed the 30’ setback sketch site plan with the Board and it is our understanding that plan is moving forward. We have not received an updated site plan for this meeting.
2. As noted in my June review comments, the plan submitted is concept in nature and more detailed plans are required.

Respectfully Submitted,



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**VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS**


PROJECT NAME: BYK USA INC SITE PLAN AMENDMENT
PROJECT LOCATION: 48 LEONE LANE (CHESTER INDUSTRIAL PARK)
SECTION 113 – BLOCK 1 – LOT 8
PROJECT NUMBER: 17-04
DATE: 25 JULY 2017
CONSULTANT: CIVIL TEC ENGINEERING (LARRY TORRO, PE)
PLAN DATE: Issue 2 dated July 13, 2017
DESCRIPTION: THE APPLICATION PROPOSES A 700 SF ADDITION AT THE REAR (NORTH) SIDE OF THE EXISTING BUILDING. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 27 JUNE 2017 PLANNING BOARD MEETING.

1. The application appears very minor in nature since the addition proposed is (approximately) a 7 ft. addition off the back of the building, 100 ft wide. (dimensions of the addition are not provided, but should be added). The addition causes no decreased rear setback, since the prior addition (prior amendments with Applications 14-03 and 15-02) is much closer to the rear property line. As such, we are aware of no zoning concerns from this application.
2. As per discussions at the last meeting, the plan depicts the outdoor storage and notes their use until November 1, 2017 (see plan note #8). Some other permanent outdoor storage is depicted. This should be discussed. Bollards are provided, but not for all storage indicated. Bollard detail should require painting in appropriate safety color and / or reflective banding.
3. A detail for the handicapped parking space and associated sign(s) has been provided, but needs some corrections:
 - The detail should indicate that all striping for the handicapped space must be blue. When a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.

- For the cross-hatched access lane near the “bottom” add painted text “NO PARKING” (also in blue).
- The typical sign details should note a mounting height to the bottom of the sign of 5 ft. – 7 ft.
- The handicapped symbol painted on the ground and the sign symbol should be updated to the new standard.

4. Date of referral for Orange County Planning and Town of Chester , as well as any responses received, should be discussed by the Board.

Respectfully Submitted,



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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: RUSHING DUCK BREWING CO. SITE PLAN
(PROPOSED RELOCATED TASTING ROOM)
PROJECT LOCATION: 2 GREYCOURT AVENUE
SECTION 105 – BLOCK 1 – LOT 7
PROJECT NUMBER: 17-05
DATE: 25 JULY 2017
CONSULTANT: NO IDENTIFICATION ON PLANS
(APPLICATION INDICTES ANTHONY MINERVA)
PLAN DATE: 07/09/2017
DESCRIPTION: THE APPLICATION REQUESTS AUTHORIZATION TO CONVERT A
BUILDING AT 2 GREYCOURT INTO A NEW TASTING ROOM AND
DEVELOPMENT OF NECESSARY PARKING. THE PLAN IS VERY
CONCEPTUAL.

1. The property is located in the B-1 zoning district. We note that the proposed site on a different tax lot (105-1-7) than the Rushing Duck business tax lot itself (104-6-12), and we note that there are two different owners of the parcels involved. As such, this is not a site plan amendment, but rather a new site plan for the “new” lot. In reviewing this matter with the Code Enforcement Officer, the proposed use should not be considered as accessory to the original site plan approval, given the different lots involved.
2. The application lot includes a residential structure. If this use is to continue, the Code Enforcement Officer will need to determine its status as an accessory use.
3. In addition to the basic question noted above, we have performed a cursory review of the plans submitted and note the following initial comments:
 - The plans have no identification of the business name or individual licensed to prepare the drawings.

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- The drawings indicate a set of 4 sheets, only sheets 1 and 2 have been received.
 - The plan is concept in nature, with no topography or underlying planimetric survey data apparent.
 - The handicapped parking space appears to back out onto Greycourt Avenue, which is generally not permitted, and in this case appears to be in a very difficult location for such actions.
 - The handicapped parking space as depicted does not comply with State Code or Village Standards.
 - The gravel parking lot would require a waiver from pavement from the Planning Board and should be discussed. It is my initial thought that the use of gravel is appropriate in light of the sensitivity to discharges to the black dirt.
 - The parking space dimensions do not comply with Village standards.
 - The Board should discuss the existing conditions and proposed space between the Tasting Room Building and parking lot with the Village Roadway.
 - The plan depicts a telephone pole wheel stop laid into the crushed gravel parking lot. The Board should discuss this option.
 - It is anticipated that site lighting is required and should be addressed on subsequent plans.
 - Hours of operation should be indicated, as well as the anticipated completion date for the site.
 - The plans should verify sanitary and water connections / availability.
4. The Board may want to inquire if the existing tasting room on the original site plan lot will continue or if that area is being changed to another use. If both areas are to be maintained, will there be pedestrian traffic between the two sites ? No provisions have been noted on these plans.
5. Further reviews will be made as more complete plans are received.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: 45 LEONE LANE (WITZ GROUP) SITE PLAN AMENDMENT
(CHANGE IN USE)
PROJECT LOCATION: 45 LEONE LANE
SECTION 113 – BLOCK 1 – LOT 6.12
PROJECT NUMBER: 17-06
DATE: 25 JULY 2017
CONSULTANT: CIVIL TECH (LARRY TORRO, P.E.)
PLAN DATE: Issue 2 dated July 12, 2017
DESCRIPTION: THE APPLICATION PROPOSES A CHANGE IN USE FROM MANUFACTURING
TO WAREHOUSE STORAGE AND DISTRIBUTION.

1. The property is located in the M-1 zoning district of the Village. My understanding is the proposed use is Principal Permitted Use #1 of the bulk tables.
2. The only revision the applicant proposes (to my understanding) is the modification of the westerly parking area to address a concern with tractor trailer vehicles backing into the site. The modifications would permit movements as indicated, eliminating the need to back in. This is being addressed at the Village's request.
3. The plan was to include a note indicating that there would be no outside storage at the property. We do not see such note.
4. As per New York State General Municipal Law (GML 239), this application must be referred to the OCPD for review.
5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Section 98-28 (B) of the Village Code.

Respectfully Submitted,

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