

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

AUGUST 22, 2017

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

NOT PRESENT: Robert JANKELUNAS, Member

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

Chairman Ramsdell opened the Public Hearing for the Mikaberidze Site Plan application at 7:00 PM.

P. 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 Mike Morgante, PE, Arden Consulting

Mike Morgante provided an overview of the project:

- Existing 2 story dwelling, which previously contained a dentist office on the 1st floor and an apartment on the 2nd floor;
- Proposed taxi business on the 1st floor and 1 bedroom apartment on the 2nd floor;
- Variances were granted by the Zoning Board of Appeals;
- There is a New York State Right of Way on the property;
- Plan proposes an 8 foot fence with privacy slats, Norway Spruce trees for screening, lighting, impervious surface for parking;
- Plans updated to reflect the turning radius needed for the apartment.

The Board had comments/questions regarding:

- Chairman Ramsdell asked for clarification on the location of the property;
 - Mike Morgante advised the property is adjacent to Route 17M, across from Chester Valley Tire on Lehigh Avenue and next to the U-Haul business on Lehigh Avenue;
- Member Winters asked if the property was currently vacant;
 - Mike Morgante confirmed the property is currently vacant.

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

- Leslie Smith, 117-119 Brookside Avenue, Chester, NY: Asked if the screening fence is noted on the site plan as a chain link fence with black vinyl privacy slats. She advised she drove past the property and observed a chain link fence with green privacy slats.
- Mike Morgante advised he was not aware a fence was installed, but he will check into it and make sure the fence installed complies with the site plan.
- David Stevenson, 16 Elm Street, Chester, NY: Asked if any business signs were planned.
 - Mike Morgante advised that the only signs planned are to designate the residential parking.
- Scott Johnston, 29 Greycourt Avenue, Chester, NY: Asked if the dwelling would be classified as a single family dwelling.
 - Mike Morgante advised the apartment is a 1 bedroom and he would defer to the Code Enforcement Officer for an answer.
- John Orr, CEO: Advised the Certificate of Occupancy will reflect the 1 bedroom apartment. He also reminded the Board that the required variances were granted.

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

P. 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

Nikki Cavanaugh and Alan Battiato provided an overview of the project:

- Proposed tasting room in an existing shed;
- Telephone poles will be used in the parking lot as wheel stops and to delineate the parking spaces.

The Board had comments/questions regarding:

- Member Winters asked if this tasting room would be in addition to the existing tasting room at 1 Battiato;
 - Nikki Cavanaugh advised it would be in addition to the existing tasting room. She also advised the existing tasting room location would be used mostly for retail services;
- Member Winters asked about the proposed lighting;
 - Nikki Cavanaugh advised the lights for the parking lot will be placed either on the building or an existing telephone pole. They will be shielded to block the light from spilling onto adjoining properties.
- Member Rappa asked if food would be available;
 - Nikki Cavanaugh advised they would be selling light snacks and have food trucks for events.

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

- Leslie Smith, 117-119 Brookside Avenue, Chester, NY: Asked if there will be amplified music.
 - Nikki Cavanaugh advised they haven't decided if they will have music as they had it at the other tasting room. If they do have music, they will keep the volume low enough to not disturb the neighbors. Nikki also noted they are closing at 10 PM, so the music wouldn't be playing late.
- David Stevenson, 16 Elm Street, Chester, NY: Asked about the difference between a tasting room, a bar and a beer garden.
 - Nikki Cavanaugh explained that a beer garden is an outside seating area, a bar serves all alcohol and their tasting room only serves samples of New York State beer, ciders and wines.
- David Stevenson, 16 Elm Street, Chester, NY: Asked if the doors would be open in warmer months;
 - Nikki Cavanaugh advised the doors would be open in the warmer months, but the door openings would be roped off to keep patrons inside.
- Scott Johnston, 29 Greycourt Avenue, Chester, NY: Commented that it is a pleasure to support a local business like Rushing Duck. He believes their business is helpful to bringing increased foot traffic to the downtown area. The proposed parking will help alleviate the current strain on the existing municipal lot and other downtown parking areas.

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

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

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

Minutes

Review Draft July 2017 Planning Board Meeting Minutes. ***MOTION** was made by Member LaSpina, second by Member Rappa, to **ACCEPT THE MINUTES AS AMENDED**. Motion passed 4-0.

Correspondence

Response from OCDP re: Project # 17-01 – Mikaberidze Site Plan

Letter from SK (TOC) re: Project # 17-03 – Advanced Auto Site Plan

- This letter was tabled until the Auto Zone project is back on the agenda.

Code Enforcement Officer Report

Presented by John Orr (copy attached).

Projects for Review

1. 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 Mike Morgante, PE, Arden Consulting

Mike Morgante, PE, provided an overview of the project during the Public Hearing.

Chairman Ramsdell read the response from the Orange County Department of Planning into the record which indicated Local Determination and commented on the Variances, Stormwater Management and Mixed-Use Buildings. Chairman Ramsdell asked about the stormwater management.

- Mike Morgante advised there is a sump area already on the property and that it is currently low on water. Mike Morgante indicated the stormwater would travel thru the grass area through an existing ditch, which connects to the sump area and finally enter the existing New York State drainage system.
- Mark Edsall advised he has reviewed the site plan and noted that there is an existing New York State drainage site which satisfies the stormwater management as indicated in the OCDP response.

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

- The need for an 8 foot fence;
 - It was noted that the 8 foot fence was requested by the Zoning Board of Appeals to shield any buses that might be on the property in connection with the taxi business;
 - Discussion was held about a bus being used in connection with the taxi business
 - What kind of bus – a shuttle bus, a large commuter bus, a party bus, etc.;
 - Is it appropriate to allow bus traffic on the site approved as a taxi business;
 - How many buses would be used for the taxi business;
 - Should a note be put on the site plan to limit the size of the bus by seating capacity or bus size?
- Planning Board Attorney Harold Pressberg advised that under Special Permitted Uses in an M-2 zone, the Code permits “the outdoor storage of building supplies, raw materials, fuels, finished products, machinery and equipment, only when screened by a solid wall or fence of a uniform color at least 8 feet in height. Such storage shall only be accessory to a principal permitted use on the same lot.” Accordingly, an 8’ high fence was appropriate.

CEO John Orr noted for the record that the applicant, Ushangi Mikaberidze, has not attended any Work Sessions or Planning Board meetings and, therefore, the Board has not had the opportunity to ask the applicant any questions.

The application was tabled until the September Planning Board meeting to obtain clarification regarding the use of buses for the taxi business. Mike Morgante, PE, asked to attend the next work session.

2. 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 Larry Torro, PE, Civil Tec Engineering & Surveying

Larry Torro, PE, provided an overview of the project:

- Outstanding items were discussed at the Work Session and corrected on the site plan submitted for this meeting.

Chairman Ramsdell read into the record the Orange County Department of Planning response, which indicated Local Determination.

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

CEO John Orr thanked Larry Torro, PE, for clearly noting the phasing of the project on the site plan. He also advised he reviewed the specifications for the outside high hazard units which was provided at the last work session. He is satisfied with the containers and their location as noted on the site plan.

***MOTION** was made by Member LaSpina, second by Member Rappa, to **GRANT CONDITIONAL FINAL APPROVAL TO THE AMENDED SITE PLAN WITH THE FOLLOWING CONDITIONS:**

1. **Providing an updated site plan complying with Mark Edsall's comments from the August 22, 2017 Planning Board meeting;**
2. **Payment of all fees.** Motion passed 4-0.

3. 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

Nikki Cavanaugh and Alan Battiato, Owner, provided an overview of the project during the Public Hearing.

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

- The site plan notes the parking area will be gravel. The applicant was asked to update the site plan notes to indicate the parking area will remain grass as long as possible and gravel will be brought in as needed in the future;
- The site plan should note the delineation of the parking spaces;
- The site plan should include the standard lighting note and indicate where the lighting will be located;
- Nikki Cavanaugh advised there will be no outside music or speakers.

***MOTION** was made by Member Winters, second by Member Rappa, to **GRANT CONDITIONAL FINAL APPROVAL TO THE SITE PLAN WITH THE FOLLOWING CONDITIONS:**

1. **Satisfactory compliance with Mark Edsall's comments;**
2. **Mark Edsall's approval of the final plans;**
3. **Orange County Department of Planning response of Local Determination;**
4. **Payment of all fees.** Motion passed 4-0.

4. Project # 17-06 Project Name: 45 Leone Lane Site Plan

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 Larry Torro, PE, Civil Tec Engineering & Surveying

Larry Torro, PE, provided an overview of the project:

- They are a fulfillment center where products come in; they're re-packaged and send out to a customer

Chairman Ramsdell read into the record the Orange County Department of Planning response, which indicated Local Determination.

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

***MOTION** was made by Member Winters, second by Member Rappa, to **GRANT CONDITIONAL FINAL APPROVAL TO THE AMENDED SITE PLAN WITH THE FOLLOWING CONDITIONS:**

1. **Payment of all fees.** Motion passed 4-0.

5. 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)

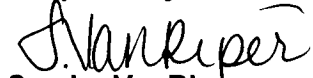
CEO John Orr provided an overview of the project:

- John Orr advised that he met with Chairman Ramsdell to discuss the amendment and they provided an amendment to the Zoning Amendment as submitted by the Village Board to the Planning Board;
- Planning Board Attorney Harold Pressberg requested modifications in that “sole” be removed from line 1 of (7) and “in the area” be removed from line 3 of (7).

***MOTION** by Member Winters, second by Member Rappa, to **APPROVE THE ZONING AMENDMENT OF § 98- 20 (E)(7) AS MODIFIED; APPROVE THE MODIFICATION TO § 98- 20 (E)(1) AND AUTHORIZE PLANNING BOARD CHAIRMAN RICK RAMSDELL, CEO JOHN ORR AND PLANNING BOARD ATTORNEY HAROLD PRESSBERG TO DRAFT RESPONSE LETTER TO THE VILLAGE BOARD.** 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 LaSpina, second by Member Winters, to **ADJOURN THE MEETING.** Motion passed 4-0. Meeting adjourned at 8:45 PM.

Respectfully Submitted,



Sandra VanRiper
Planning Board Secretary

PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK
PUBLIC HEARING
AUGUST 22, 2017

NOTICE IS HEREBY GIVEN, that the Planning Board of the Village of Chester, New York will hold a Public Hearing at the Village Hall, 47 Main Street, Chester, New York, on August 22, 2017 at 7:00 P.M., or as soon thereafter as the matter can be heard, concerning the application of Ushangi Mikaberidze, for a Site Plan Amendment for a project known as: "Mikaberidze, Redevelopment involving an existing single family home for a first story Taxi business and a second story apartment."

The property is located in the Village of Chester, New York, at 22 Lehigh Avenue and is listed on the Village Tax Map as Section 115, Block 1, Lot 3.1, in a M-2 Zone.

The Planning Board of the Village of Chester, New York, will hear all person's interested at the aforementioned time and place.

BY: ORDER OF THE PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK

RICHARD RAMSDELL, CHAIRMAN

PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK
PUBLIC HEARING
AUGUST 22, 2017

NOTICE IS HEREBY GIVEN, that the Planning Board of the Village of Chester, New York will hold a Public Hearing at the Village Hall, 47 Main Street, Chester, New York, on August 22, 2017 at 7:00 P.M., or as soon thereafter as the matter can be heard, concerning the application of Rushing Duck Brewing, for a Site Plan for a project known as: "Rushing Duck Brewing @ 2 Greycourt, Conversion of an existing building into new tasting room."

The property is located in the Village of Chester, New York, at 2 Greycourt Avenue and is listed on the Village Tax Map as Section 105, Block 1, Lot 7, in a B-1 Zone.

The Planning Board of the Village of Chester, New York, will hear all person's interested at the aforementioned time and place.

BY: ORDER OF THE PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK

RICHARD RAMSDELL, CHAIRMAN

Dear Mr Ramsdell

I was sad to read that a few quaint beautiful buildings might be razed for another ho hum ugly commercial building. I'm writing in hopes that this letter will convince you not to allow it. Look at what a beautiful job OCTrust did!!! I specifically moved my \$ to reward them for being a good corporate citizen.

I just spent 30 min trying to google the CVS on ¹⁹⁸Route 202 in Flemington NJ. It's as beautiful as our car wash is. We can ask we can demand more from corporations.

I believe your single most important job is to maintain esthetics. Beautiful towns maintain property values and reap the benefits out because they simply can't afford to live here. So please ask Advanced Auto to go back to the drawing board. I'm sure they've done it for another town!

Thank you

Melle Lee
TLC

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

August 22, 2017

Current projects that were inspected during the last month:

15 Grand View

1- Work almost complete.

Buckley – 157 Main Street (Tuthill)

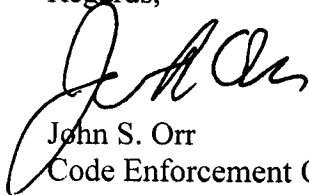
1- Work almost complete.

Garzone – 42 Maple Ave.

1- Work continues.

Comprehensive Plan - We have created a page on the Villageofchesterny.com website. The page link is immediately on the front page. We have created an email for comments and are working on getting the word out to the public and business.

Regards,



John S. Orr
Code Enforcement Officer



Steven M. Neuhaus
County Executive

Orange County Department of Planning

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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

Local Referring Board: Village of Chester Planning Board

Applicant: Mikaberidze

Project Name: Mikaberidze Site Plan Amendment

Proposed Action: Site Plan Amendment for redevelopment of existing single family home into mixed-use commercial and residential building

Reason for County Review: Within 500 feet of NYS Routes 17M and 17 and US Route 6

Date of Full Statement: July 7, 2017

Referral ID #: CHV 04-17M

Tax Map #: 115-1-3.1

Local File #: PB-17-01

Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

Variances: This project was previously referred to this office for use and area variances. Please confirm that the variances were granted by the Zoning Board of Appeals.

Stormwater Management: The project site at this time has an unmarked driveway that appears to be dirt and gravel, and is proposing the construction of a driveway, two marked parking spaces, and a paved area presumably for use by the vehicles of the proposed taxi business. The increased impervious surface coverage will cause a corresponding increase in stormwater runoff. We advise the Village to require the applicant to include Green Infrastructure and Runoff Reduction techniques onsite to the greatest extent practicable; the site is small, and supporting facilities like a bioretention pond may not be feasible. Features such as a disconnected downspout or a small rain garden could be incorporated into the project design; the Planning Department would be happy to provide more information as needed.

Mixed-Use Buildings: Mixed-use buildings with residential units above an office or retail business are an efficient use of land and public services; a low-impact way to provide more affordable housing options, particularly to local employees; and have been shown to reduce street crime. We commend the applicant for this proposal, and advise the Village to consider including mixed-use buildings as a permitted or special use in one or more zones.

County Recommendation: Local Determination

Date: July 20, 2017

Prepared by: Megan Tennermann, AICP, Planner

David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at www.orangecountygov.com/planning.



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

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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)
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WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

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: 22 AUGUST 2017
CONSULTANT: ARDEN CONSULTING ENGINEERS PLLC
PLAN DATE: Rev. 2 dated 8/1/17
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 PREVIOUSLY REVIEWED AT THE 25 JULY 2017 PLANNING BOARD MEETING.
THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

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. All previous comments from our office have been addressed on the resubmitted plans.
3. This project adjoins NYS Route 17M, and, as such, was referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). A "Local Determination" response was received, with some recommendations. The applicant's attention is directed to the stormwater comments.

Respectfully Submitted,

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

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Steven M. Neuhaus
County Executive

Orange County Department of Planning

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David E. Church, AICP
Commissioner

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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

Local Referring Board: Village of Chester Planning Board

Applicant: BYK USA, Inc.

Project Name: BYK USA Inc. Site Plan Amendment

Proposed Action: Site Plan amendment to include 700 sq. ft. addition to existing building and removal of existing concrete pad

Reason for County Review: Within 500 feet of the Town of Chester/Village of Chester boundary

Date of Full Statement: July 7, 2017

Referral ID #: CHV 05-17M

Tax Map #: 113-1-8

Local File #: 17-04

Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We have no advisory comments regarding this project.

County Recommendation: Local Determination

Date: August 9, 2017

Prepared by: Megan Tennermann, AICP, Planner

David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.



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

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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: 22 AUGUST 2017
CONSULTANT: CIVIL TEC ENGINEERING (LARRY TORRO, PE)
PLAN DATE: Issue 4 dated August 10, 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 AND 25 JULY 2017 PLANNING BOARD MEETINGS.

1. The application involves a phased upgrade of the operation and modifications to the site plan and building. Previous approvals have been included onto the plan and completion sequence and dates added. Additional information regarding on site storage (within the fenced area) has been added as requested.
2. We are aware of no zoning concerns from this application. Some minor (previously requested) detail corrections for the handicapped parking have not been added to the plan as follows:
 - For the cross-hatched access lane near the “bottom” add painted text “NO PARKING” (also in blue).
 - The handicapped symbol painted on the ground and the sign symbol should be updated to the new standard.
3. A “Local Determination” response has been received from Orange County Planning. I have not heard regarding a response from the Town of Chester.

Respectfully Submitted,

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

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ACEC Member



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

PROJECT NAME: RUSHING DUCK BREWING CO. SITE PLAN
(PROPOSED TASTING ROOM)
PROJECT LOCATION: 2 GREYCOURT AVENUE
SECTION 105 – BLOCK 1 – LOT 7
PROJECT NUMBER: 17-05
DATE: 22 AUGUST 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 WITH DEVELOPMENT OF NECESSARY PARKING. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 25 JULY 2017 PLANNING BOARD MEETING. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. We have received a complete site plan for the proposal. The plan provides the additional information requested to delineate the site improvements being proposed in support of the tasting room use. It is noted that this use is a “stand-alone” use from the Rushing Duck site plan on tax lot 104-6-12 which previously received a separate site plan approval from the Planning Board.
2. Based on our review of the plan we note the following:
 - The application lot includes a residential structure. It is our understanding this accessory use can continue as per a review by the Code Enforcement Officer.
 - The applicant proposes parking spaces 1 thru 16 as a gravel parking lot. This would require a waiver from pavement from the Planning Board. It is my recommendation that the use of gravel is appropriate in light of the sensitivity to discharges to the black dirt farming area.

- Wheelstops with parking space delineation was proposed, given the inability to stripe the gravel lot. I do not see this on the plan.
- Was parking lot lighting proposed to be on the existing utility pole and on the building at the handicapped parking spaces ?
- “No Parking” signs we supposed to be provided along the front of the building.
- Please include an approval box with project number “Chester PB No. 17-05” in the lower right hand fold of the final plans.

3. We are aware of no other outstanding technical issues for the application. The above plan corrections are minor in nature and could be included in a conditional approval if so desired by the Board.

Respectfully Submitted,



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

MJE/st
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Steven M. Neuhaus
County Executive

Orange County Department of Planning

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County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

Local Referring Board: Village of Chester Planning Board

Applicant: 45 Leone Lane

Project Name: 45 Leone Lane Site Plan Amendment

Proposed Action: Site Plan Amendment to change use of existing building to warehouse/storage and modify site entrances to accommodate tractor trailer usage

Reason for County Review: Within 500 feet of NYS Route 17 and the Town of Chester/Village of Chester boundary

Date of Full Statement: August 1, 2017

Referral ID #: CHV 06-17M

Tax Map #: 113-1-6.12

Local File #: PB-17-06

Comments:

The Department has received the above referenced site plan amendment and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We have no advisory comments regarding this application.

County Recommendation: Local Determination

Date: August 10, 2017

Prepared by: Megan Tennermann, AICP, Planner

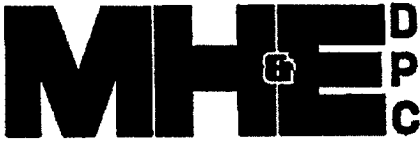
David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.

Received

AUG 16 2017

Village of Chester
Planning Board



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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: 22 AUGUST 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. THE APPLICATION WAS
PREVIOUSLY REVIEWED AT THE 25 JULY 2017 MEETING.

1. The property is located in the M-1 zoning district of the Village. 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. A "Local Determination" response has been received from Orange County Planning. I have not heard regarding a response from the Town of Chester.

Respectfully Submitted,

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

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