

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

OCTOBER 24, 2017

REGULAR MEETING

PRESENT: Richard RAMSDELL, Chairman
Anthony LASPINA, Member
Vincent RAPPA, Co-Chairman

NOT PRESENT: Robert JANKELUNAS, Member
Gene WINTERS, Member
Mark EDSALL, Planning Board Engineer

ALSO PRESENT: John ORR, Code Enforcement Officer
Harold PRESSBERG, Planning Board Attorney

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

Chairman Ramsdell opened the Regular Meeting at 7:10 PM.

Minutes

Review Draft September 2017 Planning Board Meeting Minutes. ***MOTION** made by Member LaSpina, second by Member Rappa, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 3-0

Correspondence

None

Code Enforcement Officer Report

Presented by John Orr (copy attached). It was noted there have been 3 informational meetings about the Comprehensive Plan. The next meeting is scheduled for Saturday, December 2, 2017, at 9:30 AM to allow the community to meet with the Board and Committee to inform residents about the Comprehensive Plan.

Projects for Review

1. Project # 17-07	Project Name: Lutjens Lot Line Change
Applicant/Owner:	Betty J. Lutjens
Location:	5 Lutjens Alley / 5 Elm Street (SBL: 108-5-3, 108-5-2 / RS Zone)
Re:	Lot Line Change
Presented by	Okey Barrett, Son-in-Law to Betty Lutjens; Jerry Sutherland, Applicants

Okey Barrett, Son-in-Law to Betty Lutjens, applicant, provided an overview of the project:

- Proposed lot line change is intended to swap equal land areas to rectify that Lot B's garage encroaches on Lot A;
- The owner intends to sell Lot B;
- The structures on Lot A and Lot B have separate utilities.

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

Planning Board Attorney Harold Pressberg noted that the lots are non-conforming since the RS zone requires 100 foot minimum lot widths. Per Village of Chester Code §98-10(A), since the lots are non-conforming, contiguous and under one owner, they are considered one lot for zoning purposes. The applicant would have to submit an application to the Zoning Board of Appeals for an area variance. If the area variance is granted, the applicant could come back before the Planning Board for the lot line change.

Discussion was held regarding:

- The proposed lots are pre-existing, non-conforming in a RS zone that are maintaining the 50 foot lot widths and just swapping lot lines to correct encroachments;
- The Chairman advised the Applicant that there was nothing more the Planning Board could do at this time with the application. The Board would wait until the Applicant's application to the ZBA was determined or the Applicant came back to the Board.

General Discussion

Chairman Ramsdell discussed the 2018 Draft Planning Board schedule. ***MOTION** made by Member Rappa, second by Member LaSpina, to **ACCEPT THE SCHEDULE AS DRAFTED**. Motion passed 3-0

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 Rappa, to **ADJOURN THE MEETING**. Motion passed 3-0. 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

October 24, 2017

Current projects that were inspected during the last month:

Garzone – 42 Maple Ave.

- 1- Work now complete.

Peterman – 11 Elm Street

- 1- Issued permit for the replacement of house destroyed by fire.

Rushing Duck - 2 Greycourt Ave

- 1- Issued permit for renovation of barn for “Tasting Room”

15 Grand View

- 1- Work now complete.

Buckley – 157 Main Street (Tuthill)

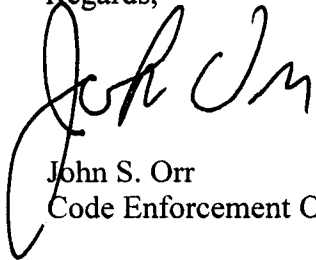
- 1- Work now complete.

Garzone – 42 Maple Ave.

- 2- Work now complete.

The next comprehensive plan meeting is scheduled for December 2nd at 9:30am.

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)
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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: LUTJENS LOT LINE CHANGE
PROJECT LOCATION: 5 ELM STREET
SECTION 108 – BLOCK 5 – LOTS 2 & 3
PROJECT NUMBER: 17-07
DATE: 24 OCTOBER 2017
CONSULTANT: GARY R. RICH, LLS
PLAN DATE: Updated Plan Dated September 15, 2017

1. Betty J. Lutjens owns both tax parcels and in an effort to correct an encroachment of the Lot 3 garage onto Lot 2, a lot line change is proposed. Equal amounts of land are being “swapped” between the two lots, as such, lot areas and road frontage remain unchanged. As long as the Village Code Enforcement Officer sees no zoning complications with this application, I suggest the Board treat this as a simple lot line change. The Attorney for the Village can opine as to the procedural matters regarding processing this application.
2. This project is within a 500-foot distance from NYS Route 94 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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