

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

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

NOT PRESENT: Gene WINTERS, Member

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

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

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

MINUTES

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

CORRESPONDENCE

There was general mail, but no correspondence regarding projects before the Board.

CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr (copy attached). It was noted that the Pep Boys project is all internal work being done on their racking system.

PROJECTS FOR REVIEW

1. **Project # 17-08** **Project Name: HVFCU Site Plan**
Applicant/Owner: Hudson Valley Federal Credit Union
Location: 87 Brookside Avenue (110-2-2.2 / B-2 Zone)
Re: Demolish existing restaurant and construct new branch including landscaping,
and utilities.
Presented By: The Chazen Companies

Roger Keating, The Chazen Companies, and Jay Diesing, Mauri Architects, provided a project overview:

- The applicant attended the November Work Session;
- The proposed project location is 87 Brookside Avenue, the current site of Lobster Pier. (The Lobster Pier owners have expressed that they will relocate the restaurant);
- The property is approximately 1.4 acres in a B-2 Zone;
- The project meets the bulk requirements, the use is consistent with the zone as is the building height;
- The proposed building would be approximately 3,800 square feet with 3 drive up teller lanes (2 tellers, 1 ATM/night drop off lane), approximately 15-20 employees and approximately 35 parking spaces; The drive thru lanes would be located at the back of the building and not visible from the road;
- The proposed building would be a hip roof, 1 story structure with a clear structure on top to provide natural light to the interior, a metal roof, the building will have a masonry veneer of 2 tone stone;
- The Credit Union operates in Orange, Dutchess and Putnam counties;
- The ingress/egress would be off Brookside Avenue;
- All utilities are existing on the property;
- Modifications proposed to widen the northern curb cut and the southern curb cut would be kept as it is;
- Stormwater flows to Brookside Avenue with existing water collection / drainage in place;
 - The proposed Credit Union would reduce the existing impervious surfaces;

- The applicant is proposing additional green space with a bio retention area;
- There is existing green space along the side of the building;
- The applicant is proposing coordinate with the emergency access to the hotel site.

The Planning Board had questions regarding:

- Clarification on if there would be drive up and walk up ATM's.
 - The applicant indicated both would be on site;
- Was a peak traffic study done on the proposed site?
 - The applicant advised they have not done a traffic study for this site, but they will and advise the Board of the outcome;
- Are there existing catch basins on the proposed site?
 - The applicant advised there are some existing catch basins. Some will be disturbed by the proposed construction, but they will replace them with new catch basins, upgrade the existing stormwater retention as well as create new bio retention and green areas;
 - The applicant also advised they would be removing the existing upper parking area, possibly taking down some of the elevation and use that to fill in the hole left by removing the existing structure.;
- Discussion was held to clarify the ingress/egress of vehicular traffic;
 - The applicant advised the current northern entrance would be enlarged and be only for entrance to the property while the southern entrance would be reduced and be for both entrance and exit. The applicant also advised this has not been discussed with New York State Dept of Transportation, but they will contact them and advise the Board of the outcome;
- Chairman Ramsdell advised he would like to see more traffic information regarding Brookside Avenue to understand the impact this proposed use would have;
 - The applicant advised the closest entrances are the Post Office, which isn't directly across the street, and the shopping center, which is far enough away not to conflict with the proposed project;
- How would snow removal be handled?
 - The applicant advised they would move the snow to the proposed islands in the middle of the site, to the back part of the property and to the proposed green space by the northern entrance. They've also had snow taken off sites when necessary;
- Referrals should be made to Orange County Planning as well as NYS DOT.

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

The Board asked if the applicant wanted to attend the next Planning Board Work Session scheduled for December 7, 2017. The applicant advised they might not be ready for that meeting.

2. Diarna Re-Zone @ 8 Kings Highway

Village Board referral of the proposed re-zone of 8 Kings Highway from M-2 to B-2

***MOTION** was made by Member Rappa, second by Member Jankelunas, to **AUTHORIZE PLANNING BOARD CHAIRMAN RICK RAMSDELL AND PLANNING BOARD ATTORNEY HAROLD PRESSBERG TO WRITE A RESPONSE TO THE VILLAGE BOARD RECOMMENDING THE REZONING OF THE PROPERTY FROM M-2 TO B-2 WITH THE SAME REASONING AS NOTED IN THE NOVEMBER 2009 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 Jankelunas, second by Member Rappa, to **ADJOURN THE MEETING.** Motion passed 4-0. Meeting adjourned at 7:45 PM.

Respectfully Submitted,



Sandra VanRiper
Planning Board Secretary

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

November 28, 2017

Current projects that were inspected during the last month:

Petermna – 11 Elm Street

- 1- Footing & foundation now in.

7 Springs Dup Llc.- 143 Main St

- 1- Issued permit for renovation of office area.

Beer World – 35 Brookside Ave

- 1- Issued permit for renovation of store.

Meadow Hill – 44 High St.

- 1- Issued permit for construction of Pavilion.

Castle – 109 Brookside Ave

- 1- Issued permit for construction of deck for the Zipline.

PepBoys – 29 Elizabeth Dr.

- 1- Issued permit for alteration to product racking.

BYK – 48 Leone Lane

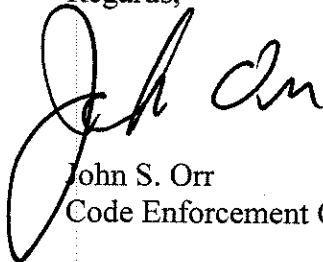
- 1- Issued permit for the addition and roof line expansion.
- 2- Work has started. Footings and walls have been poured.

Amscan – 47 Elizabeth Dr.

- 1- Issued permit for the alteration of product racking with automation.

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

Regards,



John S. Orr
Code Enforcement Officer



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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)
PATRICK J. HINES
LYLE R. SHUTE, P.E. (NY, NJ, PA)

**VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN
PROJECT LOCATION: 87 BROOKSIDE AVENUE (ROUTE 17M)
SECTION 110 – BLOCK 2 – LOT 2.2
PROJECT NUMBER: 17-08
DATE: 28 NOVEMBER 2017
CONSULTANT: CHAZEN ENGINEERING
PLAN DATE: 10/19/17
DESCRIPTION: THE APPLICATION PROPOSES THE DEMOLITION OF THE EXISTING RESTAURANT AT THE SITE AND THE DEVELOPMENT OF A BANK WITH RELATED SITE IMPROVEMENTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the B-2 zoning district of the Village. The bank use is a Principal Permitted Use for the zone. The bulk information provided in the table on sheet C130 appears correct. The site as depicted appears to comply from a zoning standpoint.
2. From a conceptual standpoint the layout seems to function well, although I question the single (ingress) configuration of the north curb cut. This decision should be finalized following input from the NYSDOT.
3. We have reviewed the concept site plan and have the following initial comments:
 - Depending on the outcome of the one-way or two-way nature of the north side of the site, additional one-way signs may be needed.
 - The back out dimension of 20 ft is inadequate and unacceptable for the north and west parking areas (16-spaces and 7-spaces).
 - A stop sign should be added on the east end of the stop bar exiting the drive thru lanes.

- Details and elevations (TW/BW) for the retaining wall should be provided. Depending on the height, the standard wall notes may be required.
 - The front sidewalk should be at least 6 ft., since vehicle overhang will “waste” at least 2 ft. of the sidewalk.
 - Further evaluation of the detail for the emergency cross access can occur prior to final plans. This can be discussed at the worksession.
 - Grading, Utility, Landscaping, Lighting and Detail Sheets should be added to future submittals.
 - The project number can be added to the approval boxes (17-08)
4. The submittal includes a floor plan and elevation drawings from the project architect. Normally these are not added as part of the site plan drawing set, and are usually reviewed for “information only”. If the Board wants these drawings as part of the site plan package, they should be numbered and included into the application drawings and not submitted separately.
 5. The applicant’s professional should determine the area of disturbance (in acres) related to the project, such that a determination can be made as to the submittal requirements of the Stormwater Pollution Prevention regulations.
 6. 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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