

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

JANUARY 25, 2011

REGULAR MEETING

PRESENT: Richard RAMSDELL, Chairman  
Anthony LA SPINA, Member  
John REILLY, Member  
Gene WINTERS, Member  
Robert JANKELEUNAS, Member  
John ORR, Code Enforcement Officer

NOT PRESENT: Mark EDSALL, Engineer  
Harold PRESSBERG, Attorney John REILLY, Member

REGULAR MEETING

Chairman Ramsdell opened the Regular Meeting at 7:30 P.M.

1. MINUTES

Chairman Ramsdell requested the draft Minutes of the December 2010 Planning Board Meeting will be tabled until the next Planning Board Meeting.

2. CORRESPONDENCE

From: Orange County Department of Public Works  
Date: January 3, 2011  
Re: Reviews and Approvals for Subdivisions, Site Plans and Services Involving Orange County Roads and Lands

Chairman Ramsdell read the letter from Charles Lee, P.E., Commissioner of the Orange County Department of Public Works. It is a standard letter the Planning Board receives each year and includes the Application Form to be used for reviews and approvals for subdivisions, site plans and services involving Orange County roads and lands.

3. CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr and dated January 25, 2011.

Current projects that were inspected during the last month:

Lowe's:

1. No change from last month.

Nexans:

1. No change from last month.

Palumbo - 2 School Street:

1. No change from last month.

DePaulis:

1. No change from last month.

Sutherland:

1. No change from last month.

C&S:

1. Interior renovations underway.

Holly Hill Church - 62 Main Street:

1. Work underway.

Gorman - 14 Miller Drive:

1. Work just about complete.

C&M Mechanical - 49 Lehigh Avenue:

1. Work underway.

Fini - 5 Brookside Avenue:

1. Issued demolition permit.

Respectfully Submitted,  
John S. Orr  
Code Enforcement Officer

Mr. Orr said there is one other item which is not on the report with regards to 32 Leone Lane. One of the tenants, Satin Fine Foods, will be moving out. This tenant is considering subdividing their space into three spaces. The existing building is in very good condition.

4. One Sanford Avenue Zone Change Project #10-10  
Applicant/Owner: Bruedan Corporation  
Location: 1 Sanford Avenue SBL 106-2-11,12,13,14,57 RMH Zone  
Re: Review of Zone Change

In attendance at the meeting was Jack Collins, Village Trustee. Also, in attendance were Thomas and Cindy Becker from 11 Sanford Avenue.

Chairman Ramsdell said that the Village Board had received a zone change request for One Sanford Avenue from RMH (Residential-Mobile Homes) to M-2 (Manufacturing). The request had been referred to the Planning Board for review. The Village Board will be holding a Public Hearing for One Sanford Avenue Zone Change on Monday, February 14<sup>th</sup>, 2011 at 6:45pm.

Mr. Pressberg had prepared a draft report for the Planning Board Members to review. The draft report included background of the property and each of the five specific issues raised by Village Code §98-40(B). The report included options for the Planning Board to discuss with regard to the zone change. Chairman Ramsdell read the report to the Board. After reading the report, Chairman Ramsdell asked if the Members had any additional options to include.

Member Winters said he did not have any additional options but there should be a mention of the traffic which would increase due to a zone change. The Members discussed how the issue of truck traffic should be worded in the report.

The Members discussed the differences between and M-1(Light Manufacturing - Research District) and M-2(Manufacturing) zone. The Board determined that if re-zoning were to be considered by the Village Board, the Planning Board determined that a change to an M-1 would be more appropriate than an M-2.

Chairman Ramsdell requested a Motion from the Board to accept the final report, which will be prepared by the Chairman and Attorney for the Planning Board, and will include the revisions made by the Planning Board. A **Motion** was made by Member La Spina, seconded by Member Jankelunas. All in favor and none opposed. Motion carries.

Chairman Ramsdell asked if there were any other questions.

Member Winters said that he and Member La Spina had taken a tour at Steris Isomedix Services and he was very impressed with the knowledge of Mr. Thomas and with the operations of the company. Member La Spina had suggested that a thank you note be sent to Mr. Mark Thomas, Director of Plant Operations, from the Planning Board.

Chairman Ramsdell requested a Motion to adjourn the meeting. A **Motion** was made by Member Jankelunas, seconded by Member Winters. All in favor and none opposed. Motion carries. Meeting adjourned at 8:40 PM.

Respectfully Submitted,



Joanne Rittendale  
Planning Board Secretary