

MINUTES
VILLAGE of CHESTER PLANNING BOARD
JANUARY 27, 2009
REGULAR MEETING

PRESENT: Richard RAMSDELL, Chairman
Robert JANKELOUNAS, Member
John REILLY, Member
Robert SALERNO, Member
Gene WINTERS, Member

NOT PRESENT: John ORR, Code Enforcement Officer
Mark EDSALL, Engineer
Harold PRESSBERG, Esq., Attorney

REGULAR MEETING:

1. MINUTES:

Chairman Ramsdell asked for a **Motion** to approve the draft of the Minutes of the December, 2008 Planning Board meeting. A **Motion** to approve the Minutes was made by Member Reilly; second by Member Winters. All in favor. Member Salerno abstained due to absence.

2. CORRESPONDENCE:

Letter from Mr. Randy Chisholm and Ms. Deborah Balfour regarding Lowe's: Mr. Chisholm and Ms. Balfour live on Hom Street. Their primary concern in reference to the enclosed photos is lighting. Chairman Ramsdell will include a copy in the minutes. He has had conversations with them and has sent them emails of weekly reports from Langan regarding what Langan is planning on doing to mitigate the problems there. Some things have been done and some are being reviewed, in particular regarding the height of the fence. They may end up adding a chain link fence in front of it. The fence company says that the fence they have was engineered strictly for its height as installed.

Chairman Ramsdell said that some of the problems there were lighting fixtures not shown on the site plan because they were building related and they had resulted in a significant impact on the neighborhood.

A comment was made that the fence was supposed to block the view of the building. Chairman Ramsdell said that the section that was provided to neighbors and to us indicated that just the wall peaks would be visible. One of the problems was that their drawing left out large parts of the building. The engineers didn't include those parts. They thought that was the protocol in terms of doing the drawing.

Member Reilly asked how could they even think that? Chairman Ramsdell stated that he had the same reaction. So that's ongoing.

Member Reilly said that he'd like to see what it looks like with the lights taken off. It's an eyesore for those people especially when they were sold on the fact that they wouldn't see it.

Chairman Ramsdell said that one of the things they did right away was reorient the building mounted garden area lights downward, which helped. The next thing they did was place an order for baffles on some other lighting. It hasn't been installed yet so we don't know what the benefit is going to be from that.

Member Reilly said that he's sure that the lighting can be taken care of in one way or another. We can engineer that or just discontinue some of them if need be. But the line of sight is still a problem.

Chairman Ramsdell, in reference to sound, lights, and visual, said that they've cut wires on speakers in the garden center. The speakers will be removed. They were supposed to shut off, not dim, certain parking lot lighting fixtures - then go to 75% power. That was brought to their attention and they said they'll remediate that. So that's what's happening.

3. C.E.O. REPORT:

C.E.O. John Orr was not present at meeting. C.E.O. Report was presented by Chairman Ramsdell.

MONTHLY REPORT - 1-27-2009**Current projects that were inspected during the last month:****Lowe's:**

1. Temporary Certificate of Occupancy issued.
2. Working through some minor issues.

49-51 Main Street:

1. Work continues on the interior renovation.

Orange County Trust:

1. Site work continues.

Chester Mall Movie:

1. Work has been finalized.

Nexans:

1. General site work continues.
2. Reviewing plans for the remainder of work.

McDonald's:

1. Work underway on renovation of service counter.

Leung 5 North Hudson:

1. Work continues on garage addition.

Zangrillo 4 Nicotra Lane:

1. Issued building permit for renovation for farm labor living area.

Atkin 4 Howland Ave:

1. Building permit issued.

4. GENERAL DISCUSSION:

Chairman Ramsdell stated that the only other thing on the agenda was general discussion. There are no applicants on the agenda.

Member Winters inquired about the status of getting a Planning Board secretary. He said that it's been quite a few months. He stated that Chairman Ramsdell has been working quite hard at problems. He also wanted to recognize in the minutes the efforts of Chairman Ramsdell on the minutes, records, and accounting. Chairman Ramsdell thanked Member Winters for his comments.

Chairman Ramsdell said that he had a visit from John Sorrentino regarding the Meadow Hill Senior Housing application. The applicant said they will be coming in for a building permit and will pay their fees and get their bonds in order. That was at least 2-3 weeks ago but it hasn't happened yet.

Chairman Ramsdell asked for a **Motion** to adjourn the meeting. **Motion** to adjourn was made by Member Jankelunas; second by Member Salerno. All in favor, none opposed. Meeting adjourned at 8:00 P.M.

Respectfully Submitted,



Susan Marino

Planning Board Secretary

4-27-09