

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

FEBRUARY 22, 2011

REGULAR MEETING

PRESENT: John REILLY, Acting Chairman
Anthony LA SPINA, Member
Gene WINTERS, Member
John ORR, Code Enforcement Officer
Mark EDSALL, Engineer
Harold PRESSBERG, Attorney

NOT PRESENT: Richard RAMSDELL, Chairman
Robert JANKELUNAS, Member

REGULAR MEETING

Acting Chairman Reilly opened the Regular Meeting at 7:30 P.M. He said that Chairman Ramsdell would not be able to attend the meeting tonight for the first time since his appointment. Acting Chairman Reilly will be acting Chairman for this meeting.

1. MINUTES

Acting Chairman Reilly requested the draft Minutes of the December 2010 and January 2011 Planning Board Meeting will be tabled until the next Planning Board Meeting.

2. CORRESPONDENCE

From: Orange County Department of Planning

Date: February 16, 2011

Re: County Reply for Project #11-01 32 Leone Lane Site Plan Amendment

Acting Chairman Reilly read the letter from David Church, AICP, Commissioner of Planning. The County recommendation for Project #11-01 is that of a Local Determination. The Board noted how quickly the County responded to their referral and appreciated their response time being considerably quicker for this application.

3. CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr and dated February 22, 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.

Briggs - 24 Walnut Street

1. Issued building permit for addition.

Respectfully Submitted,
John S. Orr
Code Enforcement Officer

Mr. Orr said that there have not been any changes since last month except for the building permit issued to 24 Walnut Street for an addition.

Due to the large amount of snowfall this winter, Mr. Orr said he distributed information out to the major corporations in the Village regarding snow loading on roofs. The Village of Chester has over three million square feet of space under flat roof. He also reminded the corporations about the removal of snow from sidewalks and around exits and fire hydrants as well.

4. 32 Leone Lane Site Plan Amendment Project #11-01
Applicant/Owner: PA Leone LLC/AION Partners
Location: 32 Leone Lane SBL 113-1-2.2 M1 Zone
Re: Single to multiple use.
Presented By: Victor Cole and Ray VanVoorhis

In attendance at the meeting was Mr. Victor Cole, Senior Associate of AION Partners, Mr. Ray VanVoorhis, Architect of Liscum-McCormack-VanVoorhis and Mrs. Debbie O'Reilly, Vice President of Satin Fine Foods, Inc.

Mr. VanVoorhis reviewed the Site Plan for the Board. The Planning Board is considering two changes at the property. The first change is from a single user to multiple users and the second is from warehouse to manufacturing for Unit #1. The existing building space of about 287,000 square feet will be divided into three separate condo ownership units. This will be done by utilizing three existing firewalls within the building as partitions. There will be no changes to the exterior of the building. The parking area has been indicated on the site plan. The existing paved area will remain the same, but there will be more striping on the pavement for the designated parking areas. There will be a walkway from the parking area to Unit #2 painted over the existing pavement. Unit #1 will be occupied by Satin Fine Foods, Inc. The planned use for this Unit will be manufacturing or food processing. Unit #2 and Unit #3 are presently being utilized as distribution warehouses.

Member Winters asked if there would be handicap parking.

Mr. VanVoorhis said that, in addition to unit#1, there would be handicap parking in the front of Unit #2 and Unit #3.

Acting Chairman Reilly said the minimum number of handicap parking access will need to be indicated on the Site Plan.

Member Winters asked if the building would be handicap accessible.

Mr. VanVoorhis said that the entrances are elevated. When the Unit #2 and Unit #3 are reviewed, the handicap access to the building will have to be addressed with the Building Inspector.

Member Winters asked if the building owners would need to comply with ADA.

Mr. Orr said that he will have to look into it and address the parking in the Building Department review. Mr. Orr said that as each of the remaining Units come to the Planning Board for approval; parking and all other issues will be addressed at that time.

Member Winters asked if each of the Units would be under the same sprinkler system or are they individually configured.

Mr. VanVoorhis said that Unit #1 has its own sprinkler controls and the other two units will be addressed individually as they are occupied.

Member Winters asked who will be responsible for the maintenance of the outside of the building, such as the grass and parking lot.

Mr. Cole said that there will be a condo association which will be responsible for the common grounds.

Acting Chairman Reilly requested comments from Engineer Mark Edsall. Mr. Edsall's comments are attached at the end of the minutes.

Among other comments, Mr. Edsall recommended the following note be added to the Site Plan: "Vehicle access to site shown hereon is limited to a single

access for passenger vehicles and truck traffic. The owner/applicant shall investigate a second access to the site in the vicinity of the parking lot to the west and shall incorporate such access into any future plans/applications submitted to the Planning Board".

Member Winters said that plan does not indicate the locations of dock areas and asked if there are parking areas were near the dock locations.

Mr. VanVoorhis said that the loading docks are not near the parking areas indicated on the Site Plan.

Member Winters asked if the exterior lighting would remain the same.

Mr. VanVoorhis said all of the exterior lighting would remain the same.

Acting Chairman Reilly asked if there would be any traffic signs or signs on the building.

Mr. VanVoorhis said the signs would remain the same. Once there are new owners for Unit #2 and Unit #3, they apply for signs through a separate application.

Member Winters asked how many employees Satin Fine Foods, Inc., would be expecting in Unit #1.

Mr. VanVoorhis said that there would be 110 maximum employees in two shifts of 55 people at a time. This would be phased in gradually over two years.

Member Winters asked what would be manufactured in Unit #1.

Mr. VanVoorhis said it would be fondant and batter for cakes as well as wholesale cakes as well.

Mr. Orr said that Satin Fine Foods, Inc., has operations currently on Elkay Drive and will be moving to this new location which is much larger.

Acting Chairman Reilly asked for a motion to type the application as a Type II action under SEQRA. A **Motion** was made by Member Winters and seconded by Member LaSpina. All in favor and none opposed. Motion carries.

Acting Chairman Reilly asked if there would be a need for a Public Hearing for this application. The Members determined that a Public Hearing would not be necessary since the application was in the industrial park and only involved unsubstantial changes to the existing site. Acting Chairman Reilly asked for a Motion to not hold a Public Hearing. A **Motion** was made by Member Winters and seconded by Member LaSpina. All in favor and none opposed. Motion carries.

Acting Chairman Reilly said that a second access is warranted as the site use generates more traffic.

Mr. VanVoorhis said that he will discuss accessibility to the building with his client.

Acting Chairman Reilly requested a Motion for conditional approval of the Site Plan Amendment for 32 Leone Lane pending addition of the note for second vehicle access to the building and the payment of final fees. A **Motion** was made by Member Winters and seconded by Member La Spina. All in favor and none opposed.

Acting Chairman Reilly asked if Mr. Pressberg had information regarding the Village Board's Public Hearing on the zone change request for One Sanford Avenue.

Mr. Pressberg said that the Village Board had voted to deny the change.

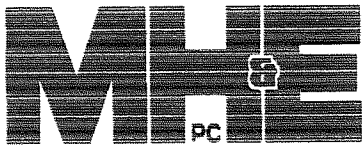
Acting Chairman Reilly asked if there were any other questions. There were none.

Acting Chairman Reilly requested a Motion to adjourn the meeting. A **Motion** was made by Member Winters and seconded by Member La Spina. All in favor and none opposed. Motion carries. Meeting adjourned at 8:02 PM.

Respectfully Submitted,



Joanne Rittendale
Planning Board Secretary



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

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
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**VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: PA LEONE LLC CONDOMINIUM SITE PLAN
(COMMERCIAL CONDO & SITE PLAN AMENDMENT)
PROJECT LOCATION: 32 LEONE LANE (CHESTER INDUSTRIAL PARK)
SECTION 113 – BLOCK 1 – LOT 2.2
PROJECT NUMBER: 11-01
DATE: 22 FEBRUARY 2011
DESCRIPTION: THE APPLICATION PROPOSES SITE PLAN MODIFICATIONS IN
CONNECTION WITH THE DIVISION OF THE EXISTING FACILITY
INTO THREE (3) INTERIOR OCCUPANCIES, WITH UNIT #1 HAVING
A CHANGE IN USE. THE PLAN WAS REVIEWED ON A CONCEPT
BASIS.

1. The property is located in the M-1 zoning district of the Village. The building previously existed as a single-occupancy distribution warehouse. This application proposes the division of the building into three (3) units, with Unit #1 having a change in use to Manufacturing (food processing) and Units #2 and #3 remaining as distribution warehouse. Both uses have the same bulk requirements in the M-1 zone. The “required” bulk information on the plan is correct for the zone and uses. The final plan should have the bulk table expanded to include “provided” values.

As part of the site plan amendment, the applicant has proposes allocation of the existing site parking, and the following:

- Creation of additional vehicle parking spaces in area of Units #2 and #3.
 - Painted pedestrian walkway from main parking lot to Unit #2 entrance.
2. The site improvements associated with this site plan amendment are limited and minor in nature. The Board should determine what, if any, additional record information is needed on this application plan. At minimum all site existing conditions and improvements should be identified.

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3. The site is currently served by a single vehicle access. During worksession discussions, the benefits of a second access off Leone Lane, to the west of the site, near the parking lot. Primarily, this access would functionally separate the truck traffic (and related back-up movements to docks) from the passenger car traffic. This is a very beneficial addition that should be considered in the future. A suggested note could be:

“Vehicle Access to site shown hereon is limited to a single access for passenger vehicles and truck traffic. The owner/applicant shall investigate a second access to the site in the vicinity of the parking lot to the west and shall incorporate such access into any future plans / applications submitted to the Planning Board.”

4. The Planning Board should discuss, with the Attorney for the Planning Board, the appropriate steps to initiate SEQRA review of the application.
5. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Section 98-28 (B) of the Village Code.
6. This project is within a 500-foot distance from the Town / Village municipal boundary and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). It is my understanding this has been submitted and the Board is awaiting a response.

In addition, in accordance with GML 239-nn, the Board was required to give notice to the adjacent municipality regarding the application and the scheduled date for any public hearing. Such notice was sent to the Town of Chester by letter dated 2-15-11. A response is pending.

Respectfully Submitted,



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