

## MINUTES

### VILLAGE OF CHESTER PLANNING BOARD

NOVEMBER 16, 2010

#### REGULAR MEETING

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

#### REGULAR MEETING

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

1. MINUTES

Chairman Ramsdell asked for a Motion to accept the draft of the October 2010 Planning Board Meeting Minutes as amended. A Motion was made by Member Winters, seconded by Member La Spina. All in favor and none opposed. Motion carries.

2. CORRESPONDENCE

None

3. CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr and dated November 16, 2010.

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. Renovation work under way.

Christopher's Bistro 69 Brookside Ave. Q-Plaza:

1. Work under way.

Pascarella 69 Brookside Ave. Q-Plaza:

1. Issued a permit for renovation (old Provident Bank) to Laundromat.

Holly Hill Church 62 Main Street

1. Issued permit for re-roof and repairs.

Gorman - 14 Miller Drive

1. Issued a permit for minor addition.

C&M Mechanical - 49 Lehigh Ave.

1. Issued a permit for renovation (old John Deer) to office and shop.

Respectfully Submitted,  
John S. Orr  
Code Enforcement Officer

4. DePaulis 94 Phase IV Project # 10-05  
Applicant/Owner: DePaulis Enterprises VI/Giuseppe DePaulis  
Location: Route 94 and Elizabeth Drive SBL 116-1-1.2 M1 Zone  
Re: Blasting and re-grading of lot; SEQRA  
Presented By: Dave Zigler

Mr. Zigler presented for DePaulis Enterprises. The Full EAF for SEQRA including a Part 2 and a Part 3 had been prepared and reviewed at last month's Planning Board Work Session. The minor changes which had been recommended at the Work Session were made. Questions #1, #6, and #17 have been answered for the EAF Part 3. Question #1 addresses the physical change to the project site. Question #6 addresses the drainage flow and patterns of surface runoff. Question #17 addresses the presence of objectionable odors, noise, or vibration. After having met with Orange and Rockland Utilities representatives, the applicant had adopted their regulations on the map and the notes. They have agreed on a preconstruction meeting, a notification to the interested parties and a monitoring schedule, which is subject to change.

Mr. Zigler said that Mr. John Joseph, of John Joseph Inc. Rock Drilling & Blasting, may be performing the blasting for the project. The final decision for a blaster has not been made yet. But, Mr. Joseph has blasted for Orange and Rockland Utilities before and they are familiar with his work. Mr. Joseph has experience with blasting within the same distance of the high tension poles. Orange and Rockland representatives requested a fence be installed along the easement. Mr. DePaulis has agreed to install the fence and will install it as soon as Orange and Rockland Utilities has marked its placement.

Chairman Ramsdell asked Mr. Zigler where the five locations are which will be monitored during the blasting.

Mr. Zigler said that there are five locations marked on the Site Plan for monitoring. Information on the monitors is included in the Legend on the Site Plan in the Notes. One monitor will be placed on the high tension pole in Lowe's, another monitor will be on the bridge on Route 94, two monitors will be on the high tension poles next to the site and one monitor will be on the metal stanchion. There will be a sixth monitored location added on the Site Plan at the Lowe's building.

Chairman Ramsdell asked Mr. Zigler if there was a Vicinity Map on the Site Plan.

Mr. Zigler said that there was not a Vicinity Map but it would be added to the Site Plan.

Chairman Ramsdell requested comments from Engineer Mark Edsall. Mr. Edsall's comments are attached at the end of the Minutes.

Mr. Edsall said there were three items with some potential impact on the environment. Each of the three items was addressed in the EAF Part 3 and thoroughly reviewed by the Planning Board and Orange and Rockland representatives.

Chairman Ramsdell asked for a Motion to approve the SEQR Negative Declaration Notice of Determination of Non-Significance Letter. A **Motion** was made by Member Reilly and seconded by Member La Spina. All in favor and none opposed. Motion carries.

After having made a Negative Declaration under SEQRA, Chairman Ramsdell summarized that conditions of approval for the amended site plan and special use permit would include: (1) payment of fees; (2) the addition of a Vicinity Map; and (3) to identify the sixth monitoring location on the Lowe's Building. Chairman Ramsdell requested a Motion to that effect. A **Motion** to approve the amended site plan was made by Member Reilly and seconded by Member La Spina. All in favor and none opposed. Motion carries.

5. Steris Isomedix Services Building Additions Project # 10-01  
Applicant/Owner: Steris Isomedix Services  
Location: 23 Elizabeth Drive SBL 119-1-1.2 M1 Zone  
Re: Building Additions  
Presented By: Mark Thomas

Mark Thomas, Director of Plant Operations, presented for Steris Isomedix. Also in attendance was Alex Kantzavelos, of TMA/Affinity Architects, Edward Butler, Manager of Municipal Engineering from Tectonics, Jerry Dzwierzynski, Director of Engineering from Steris Isomedix, Robert Hetherington, Plant

Superintendent from Steris Isomedix and John Sposato, Regional Facilities and Maintenance Manager from Steris Isomedix.

Steris would like to put a small addition of about 7500 square feet to the existing plant. The addition would include a third sterilization unit, a refuse area, and vehicle storage. There will be no change in the use for any of the buildings.

Chairman Ramsdell said that Dr. Robert E. Berlin would not be available to assist the Planning Board with technical questions. If necessary, Dr. Berlin would try to provide the name of an associate to assist the Board. Chairman Ramsdell had not decided if that would be necessary yet. He asked Mr. Thomas if there would be any change of procedures with the addition.

Mr. Thomas said that there would be no changes in procedures with this addition. The plant is inspected on an annual basis by New York State on the radiological processes it performs. They have a very good relationship with local emergency responders and law enforcement. All transports for the last 18 years of operation have been incident free.

Chairman Ramsdell asked about the identification of the shipping containers.

Mr. Thomas said the shipping containers are identified. The only changes in regulations that have occurred have to do with additional security regulations since 911. They have been inspected regarding these changes by the NYS Department of Health. Mr. Thomas further explained the process of receiving deliveries at the plant.

Chairman Ramsdell asked when the deliveries were received.

Mr. Thomas said the deliveries are usually on Thursday late evening.

Chairman Ramsdell asked if the deliveries would be at the same time as the work was being completed at the DePaulis site.

Mr. Thomas said that they would coordinate their deliveries with the work schedule from the DePaulis Site.

Member Winters asked Mr. Thomas to describe the plant operations.

Mr. Thomas explained the sterilization process to the Planning Board. The majority of sterilized products are medical devices and pharmaceutical products. They also re-process and sterilize medical uniforms. The material used to sterilize is a natural decaying radioactive material, which has a twenty to twenty-five year life. Once the material is no longer useful it will be returned back to the supplier for other applications. The amount of time that the products are exposed to the radiation varies from forty-five minutes to two or three hours.

Chairman Ramsdell asked about the employees' safety during processing.

Mr. Thomas explained the safety procedures of the plant and the sterilization process.

Member Winters asked if there would be an increase in employment.

Mr. Thomas said that there would be an increase of about twelve to fourteen positions initially. There will be about a twelve percent increase in volume processed and a twelve percent increase in work force.

Chairman Ramsdell asked how many facilities there were.

Mr. Thomas said there are twenty facilities in the United States, Puerto Rico and Canada. Sixteen of the facilities have irradiators.

Chairman asked if there would be three irradiators in this facility.

Mr. Thomas said there would be three irradiators at this location. At this time, there is another facility in Chicago which has three irradiators. A facility in California has two irradiators and most of the others have one.

Member Jankelunas asked how often the Nuclear Regulatory Commission comes in to inspect the facility.

Mr. Thomas said that the NYS Department of Health comes in every year and the Nuclear Regulatory Commission does a security inspection once every other year.

Chairman Ramsdell requested comments from Engineer Mark Edsall. Mr. Edsall's comments are attached at the end of the Minutes.

Chairman Ramsdell asked if the Board could have copies of the inspection reports or incident reports, if there have been any.

Mr. Thomas said that there have been no incident reports and the Board would be provided copies of the inspection reports.

Chairman Ramsdell asked for a motion to type this application as an Unlisted Application under SEQRA. A **Motion** was made by Member Reilly, seconded by Member Jankelunas. All in favor and none opposed. Motion carries.

Chairman Ramsdell asked for a motion to hold a public hearing on this application at the next Planning Board Meeting on December 14<sup>th</sup> at 7:15pm. A **Motion** was made by Member Winters, seconded by Member La Spina. All in favor and none opposed. Motion carries.

Mr. Edsall asked the Planning Board if he may work with Mr. Thomas to accumulate the record information on the facility.

Chairman Ramsdell agreed with Mr. Edsall's plan. He asked if there would be need for an outside specialist to review this plan.

Mr. Edsall said that he would inform the Planning Board, after reviewing the information provided by Mr. Thomas, if there would be a need for a specialist.

Chairman Ramsdell asked if there would be a need for additional parking spaces.

Mr. Thomas said that there would not be a need for additional parking spaces. He said that there are currently two handicap spaces and there would not be a need for any additional handicap spaces. The twelve new hires would be spaced out during a twenty-four hour period and wouldn't require any more than three or four spaces at any given time.

Mr. Orr asked if there will be enough room for the tractor trailers to drive around into the facility.

Mr. Thomas said that they have looked into this many times and the area is fine for the tractor trailers.

Chairman Ramsdell said that the Planning Board would need a final determination on whether the site plan will have to be referred to the Orange County Department of Planning and the Town of Chester based on the distance to the municipal boundary.

Mr. Edsall said that he would review a scaled map from Mr. Thomas to make that determination. If it is within five hundred feet, Mr. Edsall would prepare the referral forms and give them to the Planning Board Secretary.

Mr. Orr asked if there would need to be a mailing before the Public Hearing.

Chairman Ramsdell said that there would not need to be a mailing before the Public Hearing.

Chairman Ramsdell asked if there were any other questions. There were none.

Chairman Ramsdell requested a Motion to adjourn the meeting. A **Motion** was made by Member Winters, seconded by Member Jankelunas. All in favor and none opposed. Motion carries. Meeting adjourned at 8:46 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:** DEPAULIS SITE GRADING PLAN – PHASE IV  
(CONTROLLED FILL FOR FUTURE DEVELOPMENT)  
**PROJECT LOCATION:** SOUTH SIDE – ROUTE 94 (EAST OF ELIZABETH DRIVE)  
SECTION 116 – BLOCK 1 – LOT 1  
**PROJECT NUMBER:** 10-05  
**DATE:** 16 NOVEMBER 2010  
**DESCRIPTION:** THE APPLICATION PROPOSES ADDITIONAL GRADING AT THE  
SITE ADJACENT TO THE WORK OF PRIOR APPLICATIONS  
(VCPB Files 07-07 & 09-05). THIS AMENDMENT APPLICATION WAS  
PREVIOUSLY REVIEWED AT THE 22 JUNE 2010, 27 JULY 2010 AND  
24 AUGUST 2010 PLANNING BOARD MEETINGS.


1. The project work for this application is a continuation of the grading modifications at the overall property, with this phase substantially involves blasting within an area near the Orange and Rockland Utilities easement on the northeast side of the property.
2. Our office previously reviewed the revised Stormwater Pollution Prevention Plan (SWPPP) and took no exception to the plan as submitted. The majority of the specific effort for this site involves coordination with O&R to insure that the developer implements protective measures to avoid damage to the O&R utility lines.
3. In addition to the concerns noted above, based on the overall disturbance of the project, the Planning Board reclassified the application (“action”) as “Type I” (rather than Unlisted), since over 10 acres is being altered. Consistent with this classification, the Board has required a full EAF be submitted. A Part 3 has been prepared (in addition to the normally completed Part 2). The Part 3 attachment considers comments and concerns noted by the Planning Board, Orange & Rockland, and has considered items noted in the completed EAF Part 2.
4. The Board should review the Full EAF, and discuss the status of SEQRA with the Attorney for the Planning Board, to determine if it is an appropriate time to consider a “negative declaration” for the project.

**REGIONAL OFFICES**

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5. As previously noted, with regard to GML 239; the Orange County Department of Planning has returned the application "Local Determination".
6. As has been discussed on prior occasions, there are no site specific development plans available at this time, to our knowledge. This application (as well as prior grading applications) has the sole purpose of preparing the site "pad" for possible future development. At such time that an "end user or users" are identified by the property owner, it is understood that a complete site plan application will be made and, at that time, a complete SEQRA review will be made of the site plan "action".
7. We are aware of no outstanding concerns or issues for the project.

Respectfully Submitted,



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

MJE/st  
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**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

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**VILLAGE OF CHESTER  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** STERIS (ISOMEDIX SERVICES) SITE PLAN AMENDMENT  
(BUILDING ADDITION WITH NEW IRRADIATOR)  
**PROJECT LOCATION:** 23 ELIZABETH DRIVE  
SECTION 119 – BLOCK 1 – LOT 1.2  
**PROJECT NUMBER:** 10-01  
**DATE:** 16 NOVEMBER 2010  
**DESCRIPTION:** THE APPLICATION PROPOSES A 7137 SF ADDITION FOR A  
NEW IRRADIATOR AND WAREHOUSE AREA. THE PLAN WAS  
PREVIOUSLY REVIEWED FOR THE 23 FEBRUARY 2010\*\*  
PLANNING BOARD MEETING.

\*\* meeting appearance cancelled by applicant


1. The project is located in the M-1 Zoning District of the Village. The bulk information shown on the plan appears correct for the zone and use.
  
2. For the benefit of some members who may not have been on the Board when the prior and original applications were processed, Steris Isomedix is a service company that provides sterilization services for infection prevention for the healthcare, pharmaceutical and research markets, with their process involving use of cobalt-60 gamma irradiators. The original site plan (which had extensive technical reviews) introduced the first irradiator to the site, with the subsequent amendment (VCPB #00-09 approved 9/26/00) adding a second unit. This application proposes a (smaller) third unit, with the following additional site modifications:
  - 7558 s.f. addition to house (third) irradiator and related warehouse storage area.
  - 152 s.f. addition for a covered refuse area, with the trash compactor and dumpster to be relocated to this area.
  - 280 s.f. addition for "Yard Truck" vehicle storage.
  - Repainting of overall building (including additions) with white and blue color scheme.
  - Minor landscaping and lighting adjustments based on above.

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3. Notwithstanding the additional irradiator unit and related storage area, the applicant has indicated that no additional employee parking is required based on the operational plan for the site, although there are some additional jobs created as part of the project. Perhaps the maximum number of employees on site for the maximum shift is not anticipated to change. The applicant's narrative also references a "small increase" in truck traffic. The Board should discuss this aspect for the record. The Board should note that the building addition does not eliminate required parking areas, although some "extra" trailer parking spaces are being eliminated.
4. We have performed our initial concept review of the plans. Some initial comments are as follows:
  - The plan does not appear to address required handicapped parking. These should be added to the plan and properly detailed.
  - As per Section 98-30.2 of the Village Zoning Code, the Applicant should indicate a reasonable anticipated completion date for the project on the plan.
5. For previous applications, the Board retained the services of a special consultant as an expert familiar with the technical aspects of the irradiation operation (Dr. Robert E. Berlin). The Board should discuss the need for such services for this amendment application.
6. The Planning Board should discuss, with the Attorney for the Planning Board, the appropriate steps to initiate SEQRA review of the application.
7. 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.
8. The applicant should submit verification that this application is not subject to review of the Orange County Planning Department, as per New York State General Municipal Law (GML 239). (location plan is not to scale – unable to verify separation from State Highway).

Respectfully Submitted,



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

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