

**MINUTES****VILLAGE OF CHESTER PLANNING BOARD****NOVEMBER 18, 2014****REGULAR MEETING**

**PRESENT:** Richard RAMSDELL, Chairman  
 Gene WINTERS, Member  
 Anthony LASPINA, Member  
 Vincent RAPPA, Member  
 Harold PRESSBERG, Attorney  
 John SZAROWSKI, Engineer  
 John ORR, Code Enforcement Officer

**REGULAR MEETING – 7:00PM**

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

**1. MINUTES**

Review draft of July 22, 2014 Planning Board Meeting Minutes.

**\*MOTION** was made by Member Vincent Rappa, seconded by Member Anthony LaSpina, to ACCEPT THE JULY 2014 MEETING MINUTES AS DRAFTED. **\*MOTION** passed 4-0.

**2. Correspondence**

None

**3. Code Enforcement Officer Report**

Presented by John Orr. (Copy attached)

**4. Projects for Review**

**Project #14-01**      **Project Name: 2 Apts. Vadala Rd.**  
**Applicant/Owner:**      **Matt Houston**  
**Location:**              **2 Vadala Rd. (SBL 108-2-6)**  
**Re:**                        **Construction of 2 – 2 Family Duplexes**  
**Presented By:**        **Matt Houston**

Matt Houston advised the board that he was at the November work session and that he has taken Mr. Quinn's concerns into consideration with these latest plans.

Mark Edsall's comments (read by John Szarowski) were reviewed (copy attached) and general discussion was held.

- Lighting needed near the dumpster
- Property easement document should be provided to the Village Attorney.

Chairman Ramsdell advised asked what was new on the plans. Mr. Houston advised that the following were added to the plans:

- Buffer trees along the driveway.
- The Right of Way, for the neighbor, Mr. Quinn, was indicated.
- No Parking Signs near Main St. and the parking lot
- Snow storage area.
- New location of building due to it being pushed 5 ft. downhill.

In regards to SEQRA; **\*MOTION** was made by Member Vincent Rappa, seconded by Member Anthony LaSpina, finding that the application will not have significant environmental impacts. **\*MOTION** unanimously passed.

John Orr advised that we will need a change to the PSI and 10 sets of plans.

Anthony Quinn then advised that this is the first set of plans that indicate where his Right of Way will be. He advised that he picked up the plans yesterday and brought them to his attorney, Ben Ostrer for review. He then read, aloud, a letter Mr. Ostrer had prepared for him. (He gave a copy to the board members.)

After Mr. Quinn read the letter aloud, Chairman Ramsdell asked Harold Pressberg what would be our next step. Mr. Pressberg advised that we will put the statement on record and that the board can either comment on the letter or take a vote. Chairman then advised that there was nothing new raised in the letter that would impact the site plan and that there would be any impediment on the Planning Board to take a vote. He then asked Mr. Pressberg if any of this is a site plan issue and Mr. Pressberg advised that it is not.

Chairman Ramsdell then asked if there are any other conditions besides receipt of fees and the strength of the concrete.

Member Winters advised that he felt that the site plan has to do with the right of way issue but Mr. Pressberg advised that it does not. Mr. Pressberg advised that we (the board) have to decide whether it is an appropriate site plan.

Mr. Quinn then approached the Chairman with a proposed plan to relocate the road. (He advised that he just thought of this a few days ago.) He then proceeded to show and explain it to Matt Houston but Mr. Houston was not interested in his suggestion.

**\*MOTION** by Member Vincent Rappa, seconded by Member Anthony LaSpina, to grant Conditional Site Plan Approval based on the following conditions:

- 1) There is a change in the concrete PSI to 4000.
- 2) Final payment of fees.

**\*MOTION** unanimously passed.

<b>Project #14-05</b>	<b>Project Name: Steris Isomedix Services</b>
<b>Applicant/Owner:</b>	Chester Industrial Park Assos., L.P.
<b>Location:</b>	Leone Lane and Nucifora Blvd. (SBL 117-2-4&5 )
<b>Re:</b>	Design and development of a warehouse storage facility of approximately 74,825 sq. ft.
<b>Presented By:</b>	Kip Kramer and Jim Sweeney

Jim Sweeney advised that he, Brad Cleverley and Pat Kramer will be presenting at tonight's meeting. He advised that they would like to accomplish the following at tonight's meeting; adopt SEQRA, make a referral to OCDP and set a date for the Public Hearing to be held.

Brad Cleverley advised that since his last appearance in front of the board he has made some minor changes to the site plan which are as follows:

- Variety of Signage indicating; truck entrance, all traffic to exit at Nucifora Blvd. to Elizabeth Drive, No passenger cars at one point, trucks only along Nucifora Blvd.
- Trees relocated to accomplish the site distance problem.
- A number of detail sheets added to indicate construction details.

Jim Sweeney advised that there will be the addition of a Temporary Concrete Batch Plant to the site plan to a parcel across the street from where the building will be constructed, which parcel is owned by V. Paulius. He then added that he is hoping that they can move towards a Public Hearing.

Chairman asked if they had considered locating the Temporary Batch Plant in another area on the site in order to eliminate the cross traffic. Brad Cleverley advised that there are advantages and disadvantages to relocating the plant. He felt that locating the plant, on the site, from a construction stand point, would mean that it could get in the way of the ongoing construction.

John Orr advised that they shouldn't downplay the trucks that will be coming in and out all day long and the load that will cause on the traffic.

Chairman Ramsdell asked about any other details of how the trucks will go in with concrete and trucks will then carry the panels to the site. Mr. Cleverley advised that the panels will be made on site.

Member LaSpina advised that the catch basin, that is located in the middle of the entrance, must be moved. Jim Sweeney advised that it will be moved.

Harold Pressberg asked why the Batch Plant can't be put on the site. Mr. Cleverley advised that it is more efficient on the adjacent site. Jim Sweeney then advised that they can put flagmen out on the road between the parcels so that there will be minimal disruption. He also advised that they will suggest protocol but you may not like it. John Szarowski advised that he is very concerned that you won't consider relocating the Batch Plant.

Pat Kramer advised that it will take much longer to complete the project if the Batch Plant is located offsite. Jim Sweeney advised that the quicker the job gets done, the less traffic there will be on the road. John Orr advised that what is convenient for you is not convenient for the Village of Chester to do it this way. Chairman Ramsdell advised that the discussion of the location of the plant will continue at the next work session in December.

Chairman then advised that since the latest plans from Steris were a bit late in their delivery to the Village, our engineer was unable to review them, in time, for tonight's meeting.

**\*MOTION** by Member Gene Winter's, seconded by Member Anthony LaSpina, to hold a Public Hearing at the 12/23/14 Planning Board Meeting at 7:00PM. **\*MOTION** unanimously passed.

Member Winters asked if any consideration was given to providing a sidewalk at the facility. Jim Sweeney advised that there was not but that they give it consideration.

#### 5. General Discussion

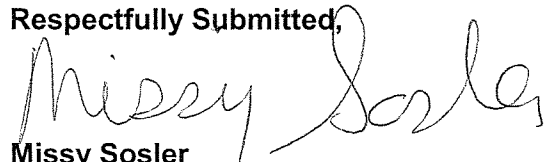
Chairman Ramsdell advised that John Atzl is at tonight's meeting regarding the DePaulius property on Rt. 94. Chairman read a letter dated 11/17/14 from John Atzl regarding the property on Rt. 94. He continued and stated that the board had spent a considerable amount of time on the proposed blasting a few years ago. He advised that Holbert Explosives is now who is involved in the project which is different from who was previously involved. John Atzl advised that Holbert Explosives contacted his firm regarding reducing the number of seismographs from six (6) to four (4).

Chairman Ramsdell advised that the subject of seismographs and explosives is something that is far beyond my technical and experiential involvement. The letter is about making changes to what was already established and set up. John Atzl then asked if it would be advantageous to bring someone in from Holbert Explosives to come to the meeting to discuss what they are requesting. Harold Pressberg advised that we need a professional to come in with a strong knowledge of blasting to discuss this with us. John Atzl advised that he will relay the board's concern and comments to the owner.

Member Rappa asked Mr. Pressberg if Mr. Quinn's comment about suing the Village could be something we need to be concerned about. Harold Pressberg advised that anyone can sue anybody but in this particular case; our code 78 proceeding would have to be defended by the applicant.

Chairman Ramsdell asked if anyone had anything else to discuss and, as there were no other comments, **\*MOTION** was made by Member Gene Winters, second by Member Anthony LaSpina, to ADJOURN THE MEETING. Motion passed 4-0. Meeting adjourned at 8:03PM.

Respectfully Submitted,



**Missy Sosler**  
Planning Board Secretary