

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

DECEMBER 14, 2010

PUBLIC HEARING AND REGULAR MEETING

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

PUBLIC HEARING

Chairman Ramsdell opened the Public Hearing at 7:15 P.M.

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

Chairman Ramsdell read the Public Hearing Notice as it was published in the Times Herald Record:

NOTICE IS HEREBY GIVEN, that the Planning Board of the Village of Chester, New York will hold a Public Hearing at the Village Hall, 47 Main Street, Chester, New York on Tuesday, December 14, 2010 at 7:15 P.M., or as soon thereafter as the matter can be heard, concerning the application of TMA/Affinity Architects on behalf of Steris Isomedix for site plan approval for the project known as Steris Isomedix Services Building Addition and Site Plan Amendment. The applicant proposes three additions to the existing building totaling 7,990 square feet, including a third sterilization irradiator.

The property is located in the Village of Chester, New York at 23 Elizabeth Drive and is listed on the Village Tax Map as Section 119, Block 1, Lot 1.2 in an M-1 Zone.

All persons interested will be heard by the Planning Board of the Village of Chester, New York at the aforementioned time and place.

BY ORDER OF THE VILLAGE OF CHESTER PLANNING BOARD
BY: RICHARD RAMSDELL, CHAIRMAN

Chairman Ramsdell gave a brief explanation of the proceedings for a Public Hearing. Chairman Ramsdell said that because there were no attendees from the public at the meeting, it would not be necessary for Mark Thomas, Director of Plant Operations from Steris Isomedix Services, to provide the Board with a summary of the project.

Chairman Ramsdell requested a motion to close the Public Hearing. A Motion was made by Member Jankelunas and seconded by Member Winters. All in favor and none opposed. Motion carries. Public Hearing adjourned at 7:30 PM.

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 November 2010 Planning Board Meeting Minutes as amended. A Motion was made by Member La Spina, seconded by Member Reilly. All in favor and none opposed. Motion carries.

2. CORRESPONDENCE

None

3. CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr and dated December 14, 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. Interior renovations underway.

Christopher's Bistro - 69 Brookside Avenue Q-Plaza:

1. Certificate of occupancy issued.

Pascarella - 69 Brookside Avenue Q-Plaza:

1. Certificate of occupancy issued.

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.

Respectfully Submitted,
John S. Orr
Code Enforcement Officer

4. 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 from Steris Isomedix Services, introduced Edward Butler, Manager of Municipal Engineering from Tectonic.

Mr. Butler described the revisions made to the Steris Isomedix Services site plan. The ADA parking depicted on the site plan now meets the ADA requirements. The estimated completion date of May 2012 was added to the site plan as Note #4.

Mr. Thomas said that Note #3 was added to the site plan which states the shortest distance to all municipal boundaries, state highways, and county highways is greater than 500 feet.

Chairman Ramsdell requested comments from Engineer Mark Edsall. Mr. Edsall's comments are attached at the end of the Minutes. Mr. Edsall also had a telephone interview with Mr. Charles Burnes, NYSDOH, Bureau of Environmental Radiation Protection, Radioactive Materials Section in Troy, New York. The highlights of his discussion are attached at the end of the Minutes in the Memorandum Dated December 7th, 2010.

Chairman Ramsdell asked Mr. Thomas which EAF form was completed for SEQRA.

Mr. Thomas said that the Full EAF had been completed.

Chairman Ramsdell asked for Mr. Edsall's comments on the Full EAF.

Mr. Edsall said that the Planning Board and State Agencies boxes should be checked for question #25 on Part 1 of the EAF. Mr. Edsall said that there should be no physical change to the project site and therefore question #1 should be a "No" on Part 2 of the EAF.

Chairman Ramsdell said that portions of the EAF that were completed are Part 1 and Part 2 and reviewed them with the Board.

Chairman Ramsdell requested a resolution that the Site Plan Amendment for Steris Isomedix Services Building Additions will not result in any large and important impacts and, therefore, is one which will not have a potentially significant impact on the environment and therefore a Negative Declaration should be issued. A Motion was made by Member Reilly and seconded by Member Jankelunas. All in favor and none opposed. Motion carries.

Mr. Orr asked Mr. Thomas how they would handle the construction because they are located on a tight lot.

Mr. Thomas said that they would install a temporary fence along the south side and the front side of the building. The construction zone will be within the fence. The construction vehicles will run through the back entrance of the building. For the most part, construction will not be visible from the front yard or street and a couple of surveillance cameras will be installed for viewing the construction site.

Member Jankelunas asked Mr. Thomas is there would be room for a fourth irradiator.

Mr. Thomas said that there would be enough site room for another irradiator and there have been some preliminary discussions regarding it.

Chairman Ramsdell asked the Board if they had any other questions and there were none.

Chairman Ramsdell asked for a Motion for conditional approval of the Site Plan Amendment for Steris Isomedix Services Building Additions pending the payment of final fees. A Motion to approve the site plan amendment was made by Member Reilly and seconded by Member Jankelunas. All in favor and none opposed. Motion carries.

5. General Discussion

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: Zone Change to M2

Chairman Ramsdell said that the Village Board had received a request for a zone change for One Sanford Avenue.

Mr. Orr said that an application for a zone change was submitted to the Village Board and the Village Board has referred it to the Planning Board for a report.

Chairman Ramsdell explained the history of the property. He said that the property is currently zoned RMH (Residential-Mobile Homes). The applicant would like to change the zone from RMH to M-2 (Manufacturing).

Mr. Orr said that the Kriney family had purchased the property in the 1970's and started Bruedan Corp. Most of the building was preexisting when it was purchased and it was a commercial building at that time. The Kriney family has not requested a zone change until now.

Mr. Orr said that the building does not have a site plan at this time.

Chairman Ramsdell discussed with the Planning Board some of the issues involved with changing the zoning district of the property. He said that the Village Board will be holding a Public Hearing for One Sanford Avenue Zone Change on Monday, February 14th, 2011 at 6:45pm. He requested that the Planning Board review the project and prepare their thoughts for the next Planning Board Meeting on January 25th, 2011.

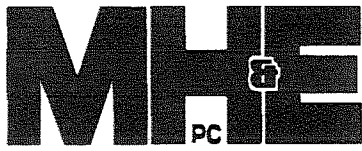
Chairman Ramsdell asked if there were any other questions. There were none.

Chairman Ramsdell requested a Motion to adjourn the meeting. A Motion was made by Member Jankelunas, seconded by Member Reilly. All in favor and none opposed. Motion carries. Meeting adjourned at 8:48 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)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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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: 14 DECEMBER 2010
DESCRIPTION: THE APPLICATION PROPOSES A 7137 SF ADDITION FOR A
NEW IRRADIATOR AND WAREHOUSE AREA. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 16 NOVEMBER 2010 PLANNING
BOARD MEETING** PLANNING BOARD MEETING.
***THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC
HEARING AT THIS MEETING.*** ** 2-23-10 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 benefit scope discussion for the public hearing, 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.*

REGIONAL OFFICES


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3. All previous comments have been addressed, with the exception of indication of a reasonable anticipated completion date being added to the plan, per Section 98-30.2 of the Village Zoning Code.
4. 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). For this application, the Board requested that our office, in coordination with the Planning Board Chairman and Code Enforcement Officer, perform a compliance and record review of the site operation. Note the following:
 - **Records Review** - data provided to MHE by Mark Thomas, Director of Plant Operations, including:
 - NYS Department of Health Inspection Reports
 - Federal Nuclear Regulatory Commission Safety Inspection Report
 - Steris Isomedix Emergency and Operating Procedures
 - **Telephone Interview NYSDOH** – Charles Burnes, NYS Department of Health, Bureau of Environmental Radiation Protection, Radioactive Materials Section, Troy, NY. (see attached memo dated 12-7-10).
 - **Site Visit / Meeting** – held 12-8-10 with PB Chair, CEO, and undersigned present. Meeting held with Mark Thomas, Director of Plant Operations. Items performed as follows:
 - Overview of Plant Operations
 - Review of Plant Procedures and Safety Manual
 - Discussion of Plant Regulatory and Agency Overview
 - Discussion of Security Protective Measures (on site and off site)
 - Review of last Steris Isomedix Internal Safety Audit
 - Field Walk / Review interior operations and proposed installation site

Based on the review and investigation noted above, it is our opinion that all regulatory aspects are in compliance at the site and we are aware of no reasons why the site plan amendment should not be further considered.

5. Following conclusion of the Public Hearing, the Planning Board should discuss, with the Attorney for the Planning Board, the appropriate steps relative to the SEQRA review of the application.

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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MEMORANDUM
7 December 2010

rev

TO: RICHARD RAMSDALL, PLANNING BOARD CHAIRMAN
FROM: MARK J. EDSALL, P.E., P.P., ENGINEER FOR THE VILLAGE
SUBJECT: STERIS ISOMEDIX SERVICES – 23 ELIZABETH DRIVE
TELECON DISCUSSION WITH NYSDOH REPRESENTATIVE

As per the direction of the Planning Board, I contacted the New York State Department of Health to discuss the regulatory and compliance history of the subject site, pursuant to the Steris Isomedix Services (SIS) site plan amendment application for a third irradiator unit.

On this date, I spoke with Mr. Charles Burnes, Bureau of Environmental Radiation Protection, Radioactive Materials Section in Troy, New York (518-402-7580). Please note the following highlights of our discussion:

- He was not yet aware that SIS was proposing a third irradiator.
- He indicated he was very familiar with SIS and the Chester site as he personally was involved in the oversight of irradiator #2, and was on site for about two weeks during that construction. He participated in all the compliance and safety testing for that unit.
- He advised that SIS had actually hired a 3rd party professional engineering firm to check their own design and work.
- To his knowledge SIS has never had a compliance issue with the DOH
- He stated that Steris Isomedix “knows what they are doing and are good at it; they are one of the best licensees they have”.
- He indicated that his department would very closely review the design and construction of the third irradiator and perform the necessary inspections and testing of the ANSI compliance and other health/safety requirements.

In closing, it was a very positive discussion with regard to the SIS operation.

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