

## MINUTES

### VILLAGE OF CHESTER PLANNING BOARD

February 25, 2014

#### REGULAR MEETING

**PRESENT:** Richard RAMSDELL, Chairman  
Gene WINTERS, Member  
John REILLY, Member  
Anthony LASPINA, Member  
Robert JANKELUNAS, Member  
Mark EDSALL, Engineer  
Ian SCHLANGER, Attorney  
John ORR, Code Enforcement Officer

#### **REGULAR MEETING – 7:00 PM**

Chairman Ramsdell opened the Regular Meeting at 7:08 PM.

#### **1. Correspondence**

Letter from OCDPW regarding; Reviews and Approvals for Subdivisions, Site Plans and Services involving Orange County Roads and Lands.

#### **2. Minutes**

No minutes to review.

#### **3. Code Enforcement Officer Report**

Presented by John Orr (copy attached)

#### **4. Projects for Review**

<b>Project # 12-08</b>	<b>Project Name: Meadow Hill Apts.</b>
<b>Applicant/Owner:</b>	<b>John Sorrentino</b>
<b>Location:</b>	<b>NYS RT 94 (SBL- 102-1-1.2)</b>
<b>Re:</b>	<b>Apt. Complex of 108 Units</b>
<b>Presented By:</b>	<b>Mark Siemers</b>

Chairman Ramsdell advised that we would begin with Engineer Mark Edsall's comments since Mark Siemers had not arrived yet. The previous project was for a 142 unit, senior multi-family dwelling. The project will now be 108 units, non-age restrictive. It is permitted to be developed as non-age restrictive based on the re-zoning action by the Village Board.

Mark Edsall advised that he provided a long list of comments in his 2013 review of the project. He stated that Mark Siemers has paid attention to everything that he said and did a good job of addressing a great majority of the comments. There are only some minor, open items left. Mark suggested that the Planning Board ask the applicant to provide an update regarding all of the revisions, the status of all the agency submittals and where they stand with the agency and village department approvals.

Mark indicated that there are a couple of remaining items:

- 1) Sidewalks - They did address the sidewalk width but didn't address all of the width's; especially sidewalks that will be going to the front of the buildings and sidewalks that will be down around Rt. 94.
- 2) Amenities - They did furnish a blow-up which provided additional square footage that is required by the code. The Planning Board can review the blow-up to see if the amenities are adequate.
- 3) Split Rail Fence – A split rail fence is indicated. Mark Edsall is questioning whether it is appropriate after taking into account that this is an area where children are more likely to be heavily participating in activities and enclose it.
- 4) Tree Disturbance – Mark Edsall advised that if you are outside the disturbance area, you are not supposed to disturb anything. Further clarification and discussion with the Planning Board is needed.
- 5) Landscape Plans – The Planning Board is asking for some updates.

Mark reviewed the status of the Village Departments:

- 1) Water – Submittal to OCDOH.
- 2) Sewer – Phil Salerno sent a letter and there is no issue. The DEC has to review it.
- 3) Highway – Submittal to DOT; there is a high probability that the DOT will require the Village Board to act on the maintenance agreement,
- 4) OCDP – The Planning Board should verify status of the referral and the comments.

Mark Edsall advised that as we get near the end of the final review; he would like to advise the Planning Board of his appreciation of an applicant who has addressed his comments both effectively and efficiently.

Mark Siemers then addressed the Board with the following comments:

1) Split Rail Fence – This was originally proposed to protect against the downhill slope with a fence on the backside. The OCDP did make a comment regarding having a grill area in the playground area and the reason for the split rail fence; to separate the two areas. Mark Siemers asked if the Planning Board would like to see an enclosed area. Mark Edsall made the comment that for an area where a lot of children will be; it can be just as dangerous for a child to fall down a hill as it is to run out in front of a car. You may want to discuss, with the Planning Board, if the play area should be enclosed. Chairman Ramsdell asked if there would be some openings but no gate. Mark Edsall advised that he thought there should be a gate.

2) Water - The water connection plan was submitted to OCDP and Tom Becker, the Water Commissioner, for their review. Mark advised that Tom Becker called him with some minor comments and Mark asked Tom to put together a comment letter and send it to him. The revisions, from Tom Becker will be made in conjunction with any that are received from the Orange County Dept. of Health.

3) Traffic – Mark advised that he spoke with Phil Grealy, of Maser Consulting P.A., who did the traffic study. He advised that he has digital copies of the traffic study and his office is preparing a few bound copies to send to the Planning Board. Mark also advised that he did discuss this with John Orr. The basic gist of the traffic study incorporates the longer acceleration and deceleration lanes along state highway 94. They were 75 ft. and got bumped up to 100 ft. Phil Grealy has advised that the bypass lane is a safety issue. He stated that we don't want cars going around other cars, other cars pulling out and then, possibly, causing an accident. We won't need a retaining wall; we will need a guardrail and we won't have to take out any vegetation. Chairman Ramsdell asked

what the situation is with the driving space and if they will be putting in a bypass lane. Mark Siemers advised that they are not.

Mark Siemers advised that there will be an additional pole light to help illuminate the center section of the road. Phil Grealy had one more recommendation for DOT. He believes that some normal traffic signal timing changes should be made at 17M – Rt. 94 light. The DOT would have to take care of that. Mark advised that they have combined this traffic study with the other apartment complex we are proposing on Elm St. There are a few things that need to be done at the Elm St. location concerning striping.

Chairman Ramsdell asked Mark Siemers if he can indicate, on the site plan where the light at the entrance will be located. Mark advised that it would be indicated on the light plan. Chairman Ramsdell advised that it is a great idea to have the lights located where they have indicated.

4) Landscape Plan - Mark Siemers advised that he has revised the landscape plan. He indicated that he tried to incorporate the ideas the Planning Board had given him. There is now a row of maple trees coming down the entrance boulevard. All of the trees are shown at a diameter of 2/3 of their full growth. There are maple trees in the sitting areas that we provided for passive recreation. We have also provided a staggered row of evergreens on each end of the project along with a mixture of Douglas Fir and evergreens down in the lower hillside. We have also placed two, different types of shorter, crab apple trees along the front of the building. These particular crab apple trees only grow to a maximum of 20ft. high. We have also screened around the back of the dumpsters with Douglas fir trees. Mark then asked the board members if they are satisfied with his outline of the landscaping.

Member Winters asked if they had spoken about softening the concrete entrance with a hedge. Mark Siemers advised that there was discussion about it at a work session but the idea that he came away with was that he would move forward with keeping the concrete island all the way down the entrance. He stated that this would make it easier for a fire truck, for example, to jump a curb if they needed to. If we put hedge growth there, he felt that there would be no way to get over it. Mark Edsall advised that he recalled talking about something mountable. Member Winters advised that he would like to see some planters along the entrance way so that it would have less of an urban look. Chairman Ramsdell advised that he is not against what Member Winters wants.

Chairman Ramsdell began a discussion about snow removal and where they would put the snow. He advised that, as of late, we have been seeing much bigger, heavier snow storms. Chairman Ramsdell advised that he has seen some problems with parking spaces being eliminated because of the snow and no place to put it. He cited this problem occurring in the parking lot at the Chester Mall. When the boulevard is plowed, snow will be plowed away from it so it won't be piled up on it therefore I am in favor of what Member Winters is stating.

Chairman Ramsdell asked about another item, which is will there be any low, ground cover vegetation. He recalled, that with the previous application, for senior housing; as we approached the end of the process, a landscape person was brought in and did a landscape plan for the project. Mark Siemers remarked that when there is low, ground vegetation in a narrow area and if we get a lot of rain, it can create another problem. Member Winters stated that the purpose of hiring someone to take care of the grounds would be to take care of the property so that there wouldn't be an overgrowth problem. He continued on to say that he wants people to drive by and remark how great the apartment complex looks.

Mark Edsall advised that a mountable curve can be done and, if landscaped correctly, there could be a shield type of groundcover.

Mark Siemers advised that the owner, John Sorrentino, is trying to reign in on landscaping with trees and grass; if you want groundcover and mulch, I will talk to John about it. Chairman Ramsdell advised that we are not talking about mulch; we are talking about low planting. Member Jankelunas stated that he sees landscaping as serving two purposes; aesthetic and screening.

Member Winters advised that he would like to discuss the sign for the complex. He stated that he doesn't want to see a regular, standard sign. He would like to see something that will catch someone's eye as they go by. He suggested, possibly, something colonial and or a harness racing background to tie into the fact that the horse Hambletonian is a big part of Chester's history and that we are very proud of that. The Planning Board needs to express what Chester, NY is about through what we build.

Chairman Ramsdell then asked Mark Edsall about the possibility of some changes in the driving lanes at the connecting end of the boulevard (Rt. 94). Mark Edsall advised that as you continue to widen the overall boulevard, you will reach a point where you will actually have an adequate area to have the 3 lanes. You will have 2 lanes and a center divider which will become 3 lanes; 1 incoming lane and 2 outgoing lanes which will eliminate stacking problems. Functionally, it works very well especially when you are coming onto a state highway. Mark Siemers asked if any of these lanes will be striped lanes. Mark Edsall advised that the DOT has been allowing this on the last, few, similar projects he has been involved with.

Mark Siemers advised that when he and Phil were out at the site; Phil didn't believe that this site would warrant these changes. He stated that he and Phil did discuss a speed limit change from 40 mph to 30 mph. Mark Edsall commented that he has asked for the speed limit change in the past and was rejected but we will try again.

Code Enforcement Officer, John Orr, asked about the access for school buses. Member Winters asked if the Chester school district has been made aware that an apartment complex is being built. He also stated that it will be up to the school district to set up a pick up schedule for the children. John Orr stated that his concern is twofold; you don't have a walkway at the entrance for pedestrians to get down to the intersection for pickup of any type of buses and if the main boulevard is the drop off and pick up point, we will have problems with people trying to park on that boulevard waiting for their children to get off of the bus. Mark Edsall advised that it would not be too farfetched to look at a parking area between buildings 1 and 2; possibly extending that parking lot even further. You could shift the dumpster location and actually create a sidewalk down to the highway along with a shelter or a small, parking area for parents to wait for their children. John Orr also stated that we have a local Chester – Goshen bus so we may need to provisions for that.

Member Winters asked Mark Siemers to refresh his memory; when we started this project we were just doing buildings 1 and 2? Mark Siemers advised that it was buildings 1, 2 and 3.

Member Reilly advised Mark Siemers that this is definitely the time to contact the school district regarding this project. Member Winters advised that he will get the name of the school official for Mark Siemers to contact.

Mark Edsall advised Mark Siemers that he may also want to look between buildings 4 and 5 for possible, additional parking. If you extend the area out, you could pick up another 8 parking spaces for student pick up. Putting up a sign that states "student pick up only" would be a good idea. The key is to keep people, who are picking up their children, from parking in the boulevard because that will create 2 problems - the road will be blocked and people will try to do a U-turn onto Rt. 94 to get back into the complex.

Mark Siemers asked if the dumpster can still be at the end of the parking lot or does it have to be within the set back. Member Winters asked if it could be moved rather than put closer to the road.

Member Jankelunas asked Mark Siemers if there are 36 1-bedroom units and 72 2-bedroom units and are the 36, for seniors, all 1-bedroom units? Mark Siemers advised that no; the 36 units are all ground floor apartments and are a mixture of 1-bedroom and 2-bedroom units. This is all based on an agreement with the Village Board stating that all ground floor apartments must be offered to seniors first.

John Orr advised that they needed to discuss recreation fees. He wants to know how much money the developer is spending on recreation within the facility and how much open space they are providing. Although the recreation fee is \$500.00 per unit, it can be at the Planning Board's discretion as to the amount that needs to be applied to this. Chairman Ramsdell asked John how close is he to putting together a summary of the components. John advised that he needs a detailed estimated cost of what they are providing for recreation. Mark Siemers asked how we reach an agreement on a park fee. John advised that we can discuss this further in a work session.

Chairman Ramsdell then asked Mark Siemers about the items in the last section of Mark Edsall's comments.

Mark Siemers advised that the status is as follows:

- 1) Water – The main connection plan has been prepared and sent to the DOH and Tom Becker. Tom Becker will give me his comment.
- 2) Sewer – I met with Phil Salerno. He basically said that the same sewer layout we had for the senior housing project would work for this project with some modifications.
- 3) Highway – A full plan submittal was sent to Sibi at the DOT. I indicated that the entrance and sidewalk locations haven't changed from the previous approval.
- 4) OCDP – We received Local Determination.

Mark Siemers advised the Board members that his main goal, at tonight's meeting, was to work on whittling down the comments and trying to get down to requesting DOH and site plan approval.

Member Jankelunas asked if there will be a superintendent on site and Mark Siemers advised that he will check on that.

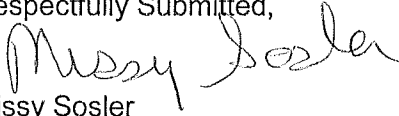
Member Winters asked if there is a cut sheet on lighting and what will the fixtures look like. Mark Siemers advised him to look at page 9, of the site plan, for a full explanation. Mark Siemers advised that he has some information on LED lights. He said that he did some research and it appears that high pressure NA2 is best for outdoor lighting. Chairman Ramsdell asked Mark Siemers if he is correct in interpreting that on the lighting plan, which is drawn on page 9, the isolux footprint shown here is at 0.1 foot candle? Mark Siemers advised that they are at ½ foot candle level. Chairman Ramsdell asked if this is for the post light. Mark Siemers advised that he can show all of the isolux lines but Mark Edsall requested that I remove all of the isolux lines and only show ½ foot candles.

Mark Siemers asked if there is any SEQRA action that needs to get done and Mark Edsall advised that he will check on the previous action. Mark Siemers advised that he will be at the next work session on 3/6/14 at 1:30pm.

Lastly, Chairman Ramsdell advised that he briefly spoke with Attorney Ian Schlanger regarding the status of LL4 and the changes to the zoning law. Ian advised that the great majority of it will be left as it is.

Chairman Ramsdell asked if anyone had anything else to discuss and as there were no other comments, \***MOTION** was made by Member Reilly, second by Member Jankelunas to ADJOURN THE MEETING. Motion passed 5-0. Meeting adjourned at 8:30PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Missy Sosler".

Missy Sosler  
Planning Board Secretary