

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

OCTOBER 25, 2011

REGULAR MEETING

PRESENT: Richard RAMSDELL, Chairman
Gene WINTERS, Member
Anthony LASPINA, Member
John REILLY, Member
Robert JANKELUNAS, Member
John ORR, Code Enforcement Officer

NOT PRESENT: Mark EDSALL, Engineer
Harold PRESSBERG, Attorney

REGULAR MEETING – 7:35 PM

Chairman Ramsdell opened the Regular Meeting at 7:35 PM.

1. Minutes

Review Draft of September 2011 Planning Board Meeting Minutes.

***MOTION** was made by Member Winters to ACCEPT THE SEPTEMBER 2011 MEETING MINUTES AS DRAFTED. Second by Member LaSpina. Motion passed 4-0; Member Reilly abstained as he did not attend the September meeting.

2. Correspondence

Reviewed Urban Planning & Design Pamphlet

Letter from C & S Wholesale Grocers – Satisfaction of Conditions for Site Approval read into the record. It was requested that the letter be sent to Mark Edsall and Harold Pressberg.

3. Code Enforcement Officer Report

Presented by John Orr (copy attached). Member LaSpina inquired about the status of Lowe's. CEO John Orr advised that only the Temporary Certificate has been issued as they are waiting for the DEC permit to be closed, the DOT permit to be closed, fees paid to the Village and lights installed per the lighting plan. There have been no complaints that he's aware of for over a year.

4. Projects for Review

a. Project # 11-07

Applicant/Owner: Bruedan Corporation

Location: One Sanford Avenue (SBL 106-1-11,12,13,14,57 / RMH Zone)

Re: Residential Subdivision

Represented By: John Queenan, Lanc & Tully Engineering/Surveying PC; Jake Kriney, Owner

Overview presented by John Queenan:

- Existing 5 parcels totaling 1.1 acres – 2 parcels on the West side of Oxford (57,11) and 3 parcels with an existing metal building (12,13,14);
- Proposing to develop into 5 reconfigured residential lots – rotating the 2 parcels on the West side of Oxford and relocating the existing lot lines of the other 3 lots so they are more conforming to the Code.
- Property is outside the Flood Plain Area.
- All lots will be accessed from Sanford Avenue.
- All lots will have municipal services.
- They are proposing 2 story homes – bi-levels on lots 3, 4, and 5 and larger bi-levels on lots 1 & 2.

- Needs variances as shown on the site plan – most lots will need an area variance, some will need rear and side yard variances.
- They would like to simultaneously apply to the Planning Board and Zoning Board of Appeals.
- CEO John Orr advised the applicant to be mindful of the topographic elevations for storm drainage.

Mark Edsall's comments were read into the record, reviewed and general discussion held. A copy of the comments is attached.

***MOTION** was made by Member LaSpina to DECLARE THIS AN UNLISTED ACTION UNDER SEQR. Second by Member Jankelunas. Motion passed 5-0.

As there are no other involved agencies, ***MOTION** was made by Member Winters to DECLARE THE PLANNING BOARD LEAD AGENCY UNDER SEQR. Second by Member LaSpina. Motion passed 5-0. Jake Kriney, Owner, and John Queenan, Lanc & Tully, agreed to waive the SEQR time table.

John Queenan, Lanc & Tully, requested the Orange County Department of Planning review comments be forwarded to him.

It was noted that the application needs to be sent to the Town of Chester for review as the project borders the Town of Chester property line.

Chairman Ramsdell asked if anyone had any other questions and there were no other comments.

- b. Project # 11-08 Project Name: Rushing Duck Brewing**
 Applicant/Owner: Leslie Hitchcock, Rushing Duck Brewing / Barry Adelman
 Location: 6 Howland Street (SBL 104-6-12 / B1 Zone)
 Re: Rushing Duck Brewing Company – Brewery Set Up
 Presented By: Leslie Hitchcock, Rushing Duck Brewing

Overview presented by Les Hitchcock:

- Applicant received site plan from the owner and added a couple notes to it.
- Applicant confirmed they would only be occupying the lower ground level for a micro brewery.
- No external development proposed.
- Production would be minimum 1000 barrels per year, and a maximum of 3000 barrels per year.
- Applicant has been in touch with the Moodna Basin and Village of Chester Water Department to confirm the catch basins and water system can handle the water usage for the micro brewery.
 - The Board requested the applicant officially request the Moodna Basin and Village of Chester Water Department to review his request so that he would receive a written response which could be made part of the application/record.
 - It was noted that if the applicant changes the operations from a one shift to two shifts, the water usage would potentially double.
- A tasting room/visitors center would be open for free samples (maximum allowed is 2 3-ounce servings) and education.
 - Tastings would have a rapid turnover – approximately 10 people per hour.
 - Tastings would be conducted on Saturdays between 10 am and 5 pm.
 - Tasting space would be approximately 20 feet by 20 feet.
- They would have retail sales of their products on site.
 - Retail would consist of bottles, kegs.
 - Most of the product would be shipped out – approximately 85% shipped out and 15% used for tastings.
- Employees: 1 full time and 2-3 part time for tasting; 4 employees maximum.
- The micro-brewery would be open Monday thru Friday with one day shift initially and, if needed, a second shift in the future.

- Deliveries would be 1-2 tractor trailer per month and 1-3 tractor trailer transports per month.
- Access would be behind the building.
- Applicant will review the lighting on site to assess any changes needed.
- Chairman Ramsdell advised the applicant that he will need to submit a plan showing the required parking. Applicant asked where he could get the parking requirements and was advised by Chairman Ramsdell that the parking spaces must be 10 feet wide and 20 feet deep according the Code. This was confirmed by CEO John Orr and the applicant was advised the Code can be accessed from the Village of Chester website.
- It was recommended that the Applicant appear at the next Work Session for further discussion. The Applicant agreed and requested to be on the agenda for November 3rd.
- The applicant was advised that he needs to provide a narrative with the details of the project.
- They are working on obtaining their liquor license; however, they need a location for the project before New York State will issue them a liquor license.
- Applicant asked if a site plan would be required and was advised by Chairman Ramsdell that normally a site plan is required, but the consultants will confirm at the Nov. 3rd Work Session.

Mark Edsall's comments were read into the record, reviewed and general discussion held. A copy of the comments is attached.

It was noted that the application was sent to the Orange County Department of Planning, but no response has not yet been received. An e-mail was received from Megan Tennermann with some questions to help with her review (a copy of the e-mail is attached).

CEO John Orr noted that the Zoning needs to be addressed as the B1 Zone does not allow for manufacturing. Normally the Village Engineer reviews the application to make a Zoning determination.

Applicant was placed on the Work Session Agenda for Nov. 3, 2011 for further review of the application as there was a misunderstanding in scheduling the Work Session before the Planning Board meeting.

***MOTION** was made by Member LaSpina to DECLARE THIS AN UNLISTED ACTION UNDER SEQR. Second by Member Jankelunas. Motion passed 5-0.

***MOTION** was made by Member Jankelunas to DECLARE THE PLANNING BOARD LEAD AGENCY UNDER SEQR. Second by Member Winters. Motion passed 5-0.

The draft of the 2012 Planning Board meeting/work session schedule was reviewed and it was requested that the schedule be sent to Harold Pressberg and Mark Edsall for comments.

Member Winters noted for the record that he appreciates receiving e-mails with the materials, site plans, applications, etc prior to the meeting so that he has time to review the materials prior to the meeting.

CEO John Orr thanked the Planning Board for the parking stipulation in the Conditional Final Approvals of FLYX Realty and Racheal's Daily Discounts at the October Planning Board Meeting.

Chairman Ramsdell asked if anyone had anything else to discuss and there were no other comments.

***MOTION** was made by Member Reilly to ADJOURN THE MEETING. Second by Member Jankelunas. Motion passed 5-0. Meeting adjourned at 8:35 PM.

Respectfully Submitted,



Sandra VanRiper
Planning Board Secretary