

## MINUTES

### VILLAGE OF CHESTER PLANNING BOARD

MAY 22, 2012

### REGULAR MEETING

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

#### **PUBLIC HEARING 7:15 PM**

**Project # 10-02**      **Project Name: Contorino – Site Plan Amendment**  
**Applicant/Owner:**      **Mario & Lisa Contorino**  
**Location:**      **Garden Street (SBL 101-1-9 / RA Zone)**  
**Re:**      **Site Plan Amendment – Warehouse / Office Space**  
**Presented By:**      **Jim Dillin, PE**

Chairman Ramsdell opened the Public Hearing at 7:17 PM.

Chairman Ramsdell read the Public Hearing Notice as it was published in the May 11, 2012, edition of the Times Herald Record (copy attached).

Project overview provided by Jim Dillin, L.S.:

- Millwork tenant is gone, and a new tenant is occupying the warehouse;
- There will be no manufacturing on site;
- The property will be used for warehousing for fire proofing company;
  - Clarification was requested regarding the fire proofing materials being used, what chemicals would be stored on site and if they are hazardous materials;
  - It was noted that the materials stored in the warehouse would be brooms, equipment, etc., that the employees would pick up and take to the job site.
- Noise regulations note will remain on the site plan;
- Deliveries would be minimal;
- Work schedule would remain the same – Monday thru Saturday, 7:00 AM to 6:00 PM, and no work hours on Sunday;
- It was noted that the tenant is already in the facility and that no complaints have been filed with the Village except to notify that there was a change of tenant;
- CEO John Orr noticed outside storage of equipment and requested the outside storage be noted on the plans should the tenant plan on utilizing outside storage in the future;
- The Board requested MSDS sheets on the chemicals being stored in the warehouse.

After Jim Dillin made his presentation, Chairman Ramsdell asked the Board Members if they had any questions or comments. As they had no questions or comments, the hearing was opened to the public. There were no public comments.

As there were no other comments, **\*MOTION** was made by Member LaSpina, second by Member Jankelunas, to CLOSE THE PUBLIC HEARING. Motion passed 5-0. Public Hearing closed at 7:27 PM.

**REGULAR MEETING – 7:30 PM**

Chairman Ramsdell opened the Regular Meeting at 7:27 PM.

**1. Minutes**

Review Draft of April 2012 Planning Board Meeting Minutes

\***MOTION** was made by Member Reilly, second by Member LaSpina, to ACCEPT THE APRIL 2012 MEETING MINUTES as amended. Motion passed 5-0.

**2. Correspondence****3. Code Enforcement Officer Report**

Presented by John Orr (copy attached).

Board comments/questions:

- CEO John Orr advised he has a meeting with Lowe's on Thursday, May 24<sup>th</sup>. The lighting will be fixed and on for his inspection. He will advise the Board of his findings.

**4. Projects for Review**

- a. **Project # 10-02**      **Project Name: Contorino – Site Plan Amendment**  
**Applicant/Owner:**    **Mario & Lisa Contorino**  
**Location:**              **Garden Street (SBL 101-1-9 / RA Zone)**  
**Re:**                        **Site Plan Amendment – Warehouse / Office Space**  
**Presented By:**        **Jim Dillin, Jr, PE**

Update provided by Jim Dillin:

- Brief overview provided by Jim Dillin;
- Clarification was requested regarding the outside storage;
  - It appears to be outside storage of equipment only;
  - It was noted that the outside storage occupied one parking space;
  - It was also noted that outside storage is allowed in the zone;
  - The Board requested the applicant advise why outside storage was needed;
  - The Board also requested updated notes reflecting the outside storage.
- The Board requested a list of chemicals being stored in the warehouse and their respective MSDS's;
  - Jim Dillin advised he would provide the list of materials and MSDS's;
- Parking
  - 2 service vehicles are included in the parking;
  - Employees will park their vehicles at the warehouse and take the service vehicles to the job site;
  - There is no chance of visitors on site and utilizing parking;
  - The applicant anticipates there will be 4 employees, one office person and one secretary parking at the warehouse.
- The applicant needs to perform 100% of the improvements from the 2010 site plan conditional final approval;
  - Chairman Ramsdell requested a list of improvements to be completed.

The application is continued to the June Planning Board meeting so the applicant can provide the Board with the list of improvements that need to be completed per the site plan, the applicant can provide a list of chemicals being stored in the warehouse and their respective MSDS's and clarification of the outside storage can be provided. The Board advised the applicant that it should substantially complete the work shown on the site plan which had not been completed since the plan had originally received conditional approval.

Mark Edsall requested a wheel stop be added to parking space # 5.

CEO John Orr asked if the applicant could be required to post a bond for site improvements

**\*MOTION** was made by Member Winters, second by Member Reilly, to RENDER THE CONDITIONAL FINAL APPROVAL GRANTED ON JUNE 28, 2011 NULL AND VOID. Motion passed 5-0.

CEO John Orr requested that, should conditional final approval be granted at the June 2012 meeting, it be granted in days and not months or years.

- b. Project # 12-02      Project Name: Smith - Mobile Home Park**  
**Applicant/Owner:    Gary Smith**  
**Location:              65 Greycourt Avenue (SBL 106-2-10 / RMH Zone)**  
**Re:                        Install 3 Mobile Homes on pads.**  
**Presented By:         Gary Smith**

Plans reviewed with applicant and the following site plan updates were discussed:

- The plans now shows 2 manufactured homes, one single wide home and one double wide home, instead of the 3 single wides originally proposed;
- 4 parking spaces are shown on the site plan;
- It appears the manufactured homes are within the required setbacks;
- It appears the Right of Way has been respected;
- It appears there is no significant conflict between the parking and the fence to be installed on the Bruedan property.

Mark Edsall advised it appears the project fits the site and complies with the requirements. He noted that the 4 proposed parking spaces are partially on the gravel road and, with the proposed fence on the Bruedan property, there might not be enough space for vehicles to back out of those spaces. The back-out requirement is 25 feet; it's currently shown as 18 feet on the site plan. It was suggested that the applicant have the approval to move one of the proposed parking spaces to the side of the proposed single wide manufactured home shown on the site plan.

Discussion was held regarding emergency access to the proposed manufactured home proposed at the back of the property. CEO John Orr advised that the proposed home is 150 feet from the road and emergency vehicles should have no issue and could reach the proposed home with the current Right of Way or from the road.

**\*MOTION** was made by Member Jankelunas, second by Member LaSpina, to GRANT CONDITIONAL FINAL APPROVAL. Conditions of approval are: payment of all fees; parking orientation and dimension provide a minimum depth of 25 feet from the Right of Way and the proposed chain link fence on the Bruedan property; approval box on the front of the site plan needs to only have project #12-04 listed. Motion passed 5-0.

- c. Project # 12-04      Project Name: Chester Lanes, LLC**  
**Applicant/Owner:    Chester Lanes, LLC / Chester Mall, LLC**  
**Location:              78 Brookside Avenue (SBL 107-3-3 / B2 Zone)**  
**Re:                        Temporary Outdoor Seasonal Dining**  
**Presented By:         Jon Salerno, Chester Lanes, LLC**

Overview provided by Dave Higgins, Lanc & Tully

- The applicant is requesting use of a portion of the front sidewalk for temporary outdoor seasonal dining from May 1, 2012 to October 31, 2012;
- A short fence will be placed between the seating area and the remaining sidewalk;
- No outside music or entertainment will be provided;
- They will be using the existing lighting from the parking lot – no new lighting is proposed;
- Hours of operation will correlate with the existing bowling alley hours of 12:00 PM to 9:00 PM;
- Alcohol will be served in the outdoor dining area;
- The dining area will have tables, chairs, umbrellas and a service station, if needed;

- Discussion was held regarding how the equipment would be held down during inclement weather conditions;
- The dining area will be closed if there aren't enough employees to appropriately staff the area and monitor the alcohol being served/consumed in the area;
- There will be a maximum of 16 people allowed in the area;
- Discussion was held about whether the area would create a potential hazard or be a distraction to motorists in the parking lot;
- The dining area will be cleaned and sanitized every night;
- The applicant was advised to keep the entrance to the restaurant clear for an egress path;
- The applicant was asked if he gave any thought to utilizing the 2<sup>nd</sup> door in the area as an entrance to the space – there was concern about leaving the building to enter the dining area and it was noted that the liquor authority might take exception to a patron leaving the building and not entering directly into the dining area.

Mr. Pressberg noted that the project should be listed as a Type II action under SEQR.

**\*MOTION** was made by Member LaSpina, second by Member Jankelunas, to DECLARE THIS A TYPE II ACTION UNDER SEQR and, therefore requires no further action under SEQR. Motion passed 5-0.

**\*MOTION** was made by Member Jankelunas, second by Member Winters, to GRANT CONDITIONAL FINAL APPROVAL OF THIS TEMPORARY SITE PLAN. Conditions of approval are: payment of all fees; site plan notes stipulate a closing hour of 10:00 PM for use of outdoor dining area; site plan notes must indicate no outdoor public address, music, or entertainment; site plan notes must indicate the outdoor dining area will be used only from May 1, 2012 to October 31, 2012; this is a temporary site plan which is subject to yearly review. Motion passed 5-0.

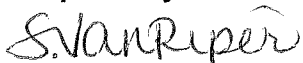
##### **5. General Discussion**

Discussion was held regarding changing the Planning Board meeting start time from 7:30 to 7:00 PM.

**\*MOTION** was made by Member Reilly, second by Member Winters, to HENCEFORTH START THE VILLAGE OF CHESTER PLANNING BOARD MEETINGS AT 7:00 PM. Motion passed 5-0.

Chairman Ramsdell asked if anyone had anything else to discuss and as there were no other comments, **\*MOTION** was made by Member Winters, second by Member Jankelunas, to ADJOURN THE MEETING. Motion passed 5-0. Meeting adjourned at 8:39 PM.

**Respectfully Submitted,**



**Sandra VanRiper  
Planning Board Secretary**

**PLANNING BOARD**  
**VILLAGE OF CHESTER, NEW YORK**  
**PUBLIC HEARING**  
**MAY 22, 2012 – 7:15 P.M.**

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, May 22, 2012 at 7:15 P.M., or as soon thereafter as the matter can be heard, concerning the application of Contorino. The applicants are requesting an amended site plan approval and an amended special permit for, among other things, the special permitted use for office and warehouse storage space.

The property is located in the Village of Chester, New York, at Garden Street and is listed on the Village Tax Map as Section 101, Block 1, Lot 9 in a RA Zone.

The Planning Board of the Village of Chester, New York will hear all persons interested at the aforementioned time and place.

BY: ORDER OF THE PLANNING BOARD  
VILLAGE OF CHESTER, NEW YORK

RICHARD RAMSDELL, CHAIRMAN

Village of Chester  
Building and Codes Department  
Monthly Report to the Planning Board

May 22, 2012

**Current projects that were inspected during the last month:**

Satin Fine Foods

1- Certificate of Occupancy issued.

Steris- 23 Elizabeth Dr.

1- Work Complete, Awaiting final documents from builder.

All Pets Veterinary - Renovation

1 –Work complete.

C&S - Renovation

1- Work almost complete on banana rooms.

Tartaglione – 69 Brookside Ave.

1- Work underway.

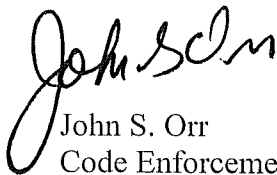
Rushing Duck – 1 Battiato Ln.

1 - Work underway.

Marco – 118 Main Street

1 – Issued Building Permit for renovation of apartment.

Regards,



John S. Orr  
Code Enforcement Officer