

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

OCTOBER 23, 2012

REGULAR MEETING

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

PUBLIC HEARING 7:00 PM

Project # 12-07 **Project Name: 51 Meadow Avenue**
Applicant/Owner: **Matthew Houston / Thundarr Blackstar**
Location: **51 Meadow Avenue, Chester (SBL 101-4-4 / RA Zone)**
Re: **Site Plan Approval – Special Permitted Use**
Presented By: **Matthew Houston / Thundarr Blackstar**

Chairman Ramsdell opened the Public Hearing at 7:05 PM.

Chairman Ramsdell noted the Public Hearing Notice was published in the October 4, 2012, edition of the Times Herald Record (copy attached).

REGULAR MEETING

Chairman Ramsdell opened the Regular Meeting at 7:10 PM.

1. Minutes

Review Draft of September 2012 Planning Board Meeting Minutes

***MOTION** was made by Member Jankelunas, second by Member Winters, to ACCEPT THE SEPTEMBER 2012 MEETING MINUTES AS DRAFTED. Motion passed 5-0.

2. Correspondence

3. Code Enforcement Officer Report

Presented by John Orr (copy attached). It was noted that John Orr, CEO, is working with the property owner of 6 Howland Street (Barry Adelman) with regard to the placement of the dumpster enclosure.

***MOTION** was made by Member LaSpina, second by Member Reilly, to CLOSE THE PUBLIC HEARING. Motion passed 5-0. Public Hearing closed at 7:18 PM.

It was noted for the record that the meeting was not attended by the public, with the exception of the applicant, Matthew Houston.

4. Projects for Review

Project # 12-07 **Project Name: 51 Meadow Avenue Special Use Permit**
Applicant/Owner: **N2O Enterprises LLC (Matthew Houston) / Thundarr Blackstar**
Location: **51 Meadow Avenue (SBL 101-4-4 / RA Zone)**
Re: **Special Use Permit to allow construction of a 2 Family Residence in the RA Zone.**
Presented By: **No representative present**

Mark Edsall's comments were reviewed and general discussion held (copy attached).

- Discussion was held regarding the portion of the property which should be dedicated to the Village;
 - The applicant advised he gives his permission to deed / give the land to the Village, however, he does not want to pay the associated attorney fees;
- It was noted this was a matter for the Village Board and, as such, it would be referred to them for any and all determinations.

Discussion was held regarding the project timeline:

- The timeline is for project completion – demo, clearing the lot, construction, etc.;
- The applicant advised he is planning on being done with the project by July 1, 2013.

It was noted that a SEQRA determination was made at the September 18, 2012 meeting. It was declared a Type II action and, therefore, requires no further action under SEQRA.

It was noted that there are no open issues with this project.

Member Winters briefly reviewed the project:

- Existing water and sewer on site;
- The project meets the parking requirements
- The structure will be a modular 2-story home;
- The units will be side-to-side, 3 bedrooms each.

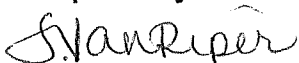
***MOTION** was made by Member Reilly, second by Member LaSpina, to GRANT CONDITIONAL FINAL SITE PLAN APPROVAL. Conditions of approval are: payment of all fees; updated note on the site plan indicating a completion date of July 1, 2013. Motion passed 5-0.

5. General Discussion

- The draft 2013 Planning Board schedule was reviewed and amended. It will be updated and reviewed again at the November 2012 meeting.
- CEO, John Orr asked the Board about their thoughts on LED lights in the village – specifically LED lights with respect to gas station signs.

Chairman Ramsdell asked if anyone had anything else to discuss and as there were no other comments, ***MOTION** was made by Member LaSpina, second by Member Jankelunas, to ADJOURN THE MEETING. Motion passed 5-0.

Respectfully Submitted,



**Sandra VanRiper
Planning Board Secretary**

PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK
PUBLIC HEARING
OCTOBER 23, 2012 – 7:00 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, October 23, 2012 at 7:00 PM, or as soon thereafter as the matter can be heard, concerning the application of N2O Enterprises, LLC, for site plan approval and a Special Use Permit for the construction of a two-family dwelling.

The property is located in the Village of Chester, New York, at 51 Meadow Avenue and is listed on the Village Tax Map as Section 101, Block 4, Lot 4 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

October 23, 2012

Current projects that were inspected during the last month:

Tartaglione – 69 Brookside Ave.

1- Work continues at a slow pace.

Marco – 118 Main Street

1 – Work has stopped.

Chester Collision – 63 Brookside Ave

1 – Work well underway.

Castle – 107-109 Brookside Ave

1- Issued building permit for generator and interior wall changes.

Smith – 229 Lehigh Ave.

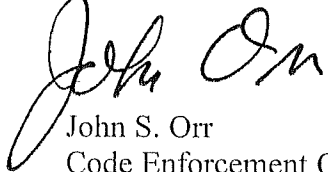
1- Issued building permit for addition to residential garage.

Q-Plaza – 69 Brookside Ave.

1- Issued building permit for an elevator.

Attached letter was sent to Rushing Duck as to extended hours of operation.

Regards,



John S. Orr
Code Enforcement Officer



**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)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK
12553
(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM
WRITERS EMAIL: MJE@MHEPC.COM

VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: N20 ENTERPRISES LLC
(MATTHEW HOUSTON)
PROJECT LOCATION: 51 MEADOW AVENUE
SECTION 101 – BLOCK 4 – LOT 4
PROJECT NUMBER: 12-07
DATE: 23 OCTOBER 2012
CONSULTANT: JOHN McGLOIN, PLS
PLAN DATE: REVISED 10/2/12
DESCRIPTION: APPLICATION PROPOSES THE DEMOLITION OF AN EXISTING
STRUCTURE AND “RUINS” AND CONSTRUCTION OF A NEW TWO-
FAMILY RESIDENTIAL STRUCTURE. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE 18 SEPTEMBER 2012 PLANNING BOARD MEETING**.
THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT
THIS MEETING. ** Applicant did not appear

1. The property is (to my understanding) in the RA zoning district of the Village. Single family residences are allowed as a Special Permitted Use in the zone, limited to that one dwelling unit. The request for a two-family was before the Village Zoning Board of Appeals and it is my understanding that the use was permitted with the setbacks shown on the plan being found acceptable.
2. All previous engineering comments have been addressed. The Board is reminded of the recommended dedication of lands along Meadow Avenue.
3. The Planning Board should discuss, with the Attorney for the Planning Board, the appropriate steps to initiate SEQRA review of the application.
4. As per New York State General Municipal Law (GML 239), this plan was referred to the OCPD for review. A response noting “Local Determination” dated 9/20/12 was received.
5. We are aware of no other open items with regard to this application.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Engineer for the Village

REGIONAL OFFICES

- 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •