

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

APRIL 23, 2013

REGULAR MEETING

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

REGULAR MEETING 7:00 PM

1. Minutes

Review Draft of February 2013 Planning Board Meeting Minutes

MOTION was made by Member Reilly, second by Member LaSpina, to ACCEPT THE FEBRUARY 2013 MEETING MINUTES AS DRAFTED. Motion passed 5-0.

2. Correspondence

No correspondence was received.

3. Code Enforcement Officer Report

Presented by John Orr (copy attached).

4. Projects for Review

| | |
|------------------|--|
| Project # 13-01 | Project Name: 12 Meadow Avenue Barn Conversion |
| Applicant/Owner: | Mark Schmid |
| Location: | 12 Meadow Avenue (SBL 103-1-20 / RA Zone) |
| Re: | Conversion of existing barn to single family house |
| Presented By: | Mark Schmid |

Susan Walski, Real Estate Agent represented the applicant and advised:

- The structure was built in the 1800's;
- The surrounding properties are residential;
- The interior of the structure would be updated for a single family residence;
- The application before the Board is for a Special Permitted Use in the RA Zone;
- The applicant has appeared at the Work Session twice;
- There will be no alterations to the façade of the structure as it's historical. The only alterations will be to the interior;
- The applicant advised the only proposed modification to the exterior of the structure would be the addition of a deck and the existing steps would be replace to conform with the Code;
- The existing structure is already connected to municipal water and sewer;
- There is an existing bathroom inside the structure;
- There are two existing parking spaces on the property;
- The existing structure has barn-style doors and the applicant would like to replace the existing with new barn-style doors to preserve the look;

- The bathroom and kitchen areas were added to the interior of the structure in approximately 1991.

Mark Edsall's comments were reviewed (copy attached) and general discussion was held regarding:

- Lighting;
- Dedicating the traveled way to the Village of Chester;
 - The applicant advised they have no problem with the dedication;
- It was noted that Mr. Schmid does not currently own the property, but title will be transferred to him upon the Planning Board's approval of this application;
- Parking -- discussion was held regarding whether the parking spaces can be off road or if it has to remain parallel parking spaces;
 - The applicant noted that the draining and grade of the property does not facilitate any other location for the parking;
 - It was noted for the record that discussion was held to advise the applicant that if they decide to install a retaining wall to re-locate the parking to the side of the structure, they would have to submit an application to the Building Inspector.
- It was noted that the site plan shows a sign on the North corner of the property;
 - The applicant advised it's a street sign and has nothing to do with the property.

MOTION was made by Member Reilly, second by Member Jankelunas, to DECLARE THIS A TYPE II ACTION UNDER SEQRA and, therefore, no additional action is needed. Motion passed 5-0.

Discussion was held to determine if a Public Hearing should be held and the Board noted:

- The previous Building Inspector approved the conversion;
- The surrounding neighborhood is a mix of residential and agricultural;
- It was confirmed the property does not have a historic designation;
- There are no proposed changes to the existing footprint of the structure;
- The only modifications to the structures exterior are a proposed deck and repair of the existing stairs;
- It was noted that the applicant will have to obtain a building permit for the proposed work;

As the Board considered and discussed the requirement of a Public Hearing and determined it was not needed for this application, **MOTION** was made by Member Winters, second by Member Jankelunas, to NOT REQUIRE THE APPLICANT TO HOLD A PUBLIC HEARING. Motion passed 5-0.

MOTION was made by Member Jankelunas, second by Member Winters, to GRANT CONDITIONAL FINAL SITE PLAN APPROVAL AND SPECIAL USE PERMIT. Conditions of approval: preparation of letter of dedication of Meadow Avenue portion of this property; payment of all fees; bulk table corrections. Motion passed 5-0.

| | |
|------------------|--|
| Project # 13-02 | Project Name: PBA Carnival |
| Applicant/Owner: | PBA |
| Location: | 32 Elizabeth Dr / 10 Nucifora Blvd (SBL 117-2-5 & 117-2-4 / M1 Zone) |
| Re: | Temporary Site Plan for PBA Carnival |
| Presented By: | Jason Jackler |

The applicant and advised:

- The carnival is changing location;
- The carnival owners surveyed and approved the new location;

Mark Edsall's comments were reviewed (copy attached) and general discussion was held regarding:

- It was suggested that the applicant consider fencing/barriers along Nucifora Boulevard to ensure it doesn't become a drop off/pick up and/or a parking area;
 - The applicant suggested they could set up the gaming booths along Nucifora Boulevard to act as a barrier;
- How the parking would be organized:

- The applicant previously discussed parking with CEO John Orr;
- There will be aisles laid out for traffic/parking;
- The rows will be laid out from Elizabeth Drive to the entrance;
- They will allow a 24 foot back up for cars leaving the parking spaces;
- Mark Edsall suggested a chalk line be used as parking markers;
- It was also suggested that the applicant use attendants to assist with parking.
- Lighting;
 - The applicant advised the Sheriff's office has large lights and they will be submitting a request to borrow the lights for the carnival
- The applicant received an affidavit of owner's consent to use the property for the event;
- The insurance will be handled by the property owner or the event people (Gillette);
- There will be food vendors;
- Restroom facilities will be provided by the event people (Gillette);
- The applicant is requesting a dumpster from Royal Carting;
- The applicant advised there will be a 4' buffer from inside the sidewalk to the event.

MOTION was made by Member Reilly, second by Member Winters, to GRANT TEMPORARY SITE PLAN APPROVAL. Conditions of approval: update the sketch to show placement of the utilities; work with CEO John Orr on the protective barriers and safety measures; obtain a vendors permit; adjust the sketch for 2014. Motion passed 5-0.

| | |
|------------------|--|
| Project # 11-04 | Project Name: Castle Site Plan Amendment |
| Applicant/Owner: | Brian Leentjes |
| Location: | (SBL 107-2-141.2 & 15 / M1 Zone) |
| Re: | Amendment to track |
| Presented By: | Brian Leentjes |

Brian Leentjes provided a summary:

- This is an amendment to the previously approved Go-Kart plan dated 2011 and the applicant is requesting approval to change the final plans to be stamped;
- The original plan proved too costly to build and the current proposed plan will be more financially feasible;
- They are not proposing any additional use, just shifting a portion of the track to the South side and adding a loop;
- Traffic flow will not be affected;
- The existing event grounds are successful and will not be affected negatively.

Mark Edsall's comments were reviewed (copy attached) and general discussion was held regarding:

- Mark Edsall advised he reviewed the last set of plans received for Project # 11-04 – revision dated 06-14-2011 and it shows the elevated track over the parking spaces and the thru lane;
- The current proposed track pulls the track back and it will now only be over the parking and not the thru lane;
- The final plans should include:
 - The proposed changes to the track;
 - A second sheet to show traffic flow;
 - Clarification of where the piers will be located;
 - Update to note # 10 to include all information from the original application;
 - The buffer system to be put in place – tire/rail, pipe/rail, cable.

It was noted that there are no other agencies involved.

It was also noted that there is no significant change to require a new SEQRA review or action.

The record will reflect the applicant advised the project would be completed by April 2014.

*MOTION was made by Member LaSpina, second by Member Winters, to GRANT REVISED CONDITIONAL FINAL SITE PLAN APPROVAL. Conditions of approval: Information added back to the first page so all notes are complete as previously submitted; Note 10 expanded to reference all modifications of the application as set forth on the bullets on Mark Edsall's comments; Add sheet 2 back into the plans to show the vehicle movement through the site; Payment of all fees. Motion passed 5-0.

5. General Discussion

- Member Winters advised that he attended the all day Orange County Seminar and it proved very informative.
- It was noted that C&S attended the Work Session and advised they would like to reconfigure the entrance/guards shack.
- It was also noted that the Ricki Subdivision on Greycourt Road (3 home subdivision in an RA Zone) could need special permits.

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.

Respectfully Submitted.

Sandra VanRiper
Planning Board Secretary

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

April 23, 2013

Current projects that were inspected during the last month:

Tartaglione – 69 Brookside Ave.

1- No change from last month.

Marco – 118 Main Street

1 – No work has started.

Chester Collision – 63 Brookside Ave

1 – Project almost complete.

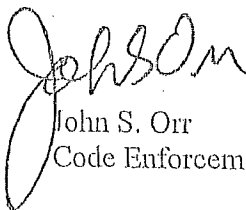
Houston – 51 Meadow Ave

1- Final work continues.

Boodles – 37 Main Street

1- Final work continues.

Regards,



John S. Orr
Code Enforcement Officer



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CONSULTING ENGINEERS P.C.**

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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SCHMID RESIDENCE SITE PLAN
(COVERSION OF BARN TO SFR)
PROJECT LOCATION: 12 MEADOW AVENUE
SECTION 103 – BLOCK 1 – LOT 20
PROJECT NUMBER: 13-01
DATE: 23 APRIL 2013
CONSULTANT: LANC & TULLY
PLAN DATE: REVISED MARCH 5, 2013

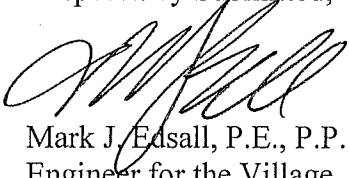
1. The application is in the RS Zoning District and proposes the conversion of an existing barn to a single family residence (SFR). The SFR use is permitted in the zone, and the bulk values shown appear correct based on the Village's bulk tables. The property and structure are existing and they involve several pre-existing, non-conforming (PENC) conditions (lot area, front yard setback). The bulk table on the plan should be revised to acknowledge the PENC conditions, and the front yard dimension should be shown on the plan (also see next comment). The total side yard value (provided) in the bulk table should also be corrected.
2. The front yard value is actually based on the dimension to the front deed line, which is near centerline of Meadow Avenue. It may be appropriate at this time to request a formal dedication of the paved travelled way of Meadow Avenue, at no detriment to the applicants application.
3. The applicant has submitted a letter from a professional engineer indicating that an inspection was made of the structure and it was determined that it is structurally sound.
4. The plan provides the parking to serve the SFR as two parallel spaces in front of the building. Although it is generally preferred that spaces be located further off the Village roadway, this might be the only possible location based on site conditions and topography (this information is not available on the plan but can possibly be discussed with the applicant).

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5. Any approvals should be subject the confirmation that the proposed SFR is properly connected to the Village sewer and water facilities.
6. The Planning Board should discuss, with the Attorney for the Planning Board, the appropriate steps to initiate SEQRA review of the application. This might be a Type II action.
7. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Section 98-28 (B) of the Village Code.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'M. Edsall', is written over the typed name.

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

MJE/st
Ches13-01-23April2013.doc



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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: CHESTER P.B.A. CARNIVAL (TEMPORARY SITE PLAN)
(INCLUDING OUTSIDE RETAIL DISPLAY / SALES)
PROJECT LOCATION: ELIZABETH DRIVE & NUCIFORA BLVD.
PROJECT NUMBER: 13-02
DATE: 23 APRIL 2013
DESCRIPTION: THE APPLICATION PROPOSES THE ANNUAL TEMPORARY CARNIVAL
USE, THIS YEAR WITH A NEW LOCATION.

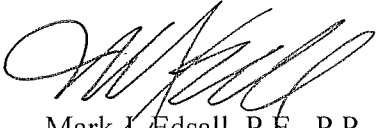
1. This year the applicants are relocating the carnival use to the lands adjoining the intersection of Elizabeth Dr. and Nucifora Blvd. The layout sketch plan notes parking will be accessed off Elizabeth Drive, with a controlled entrance to the Carnival Rides from that parking area. The PBA has experience in the protective barriers to separate the parking areas and roadway areas to the public carnival ride areas. The same standards and requirements will apply to this site plan as has been implemented at prior carnivals.
2. The following are the elements and information that should be documented for this carnival at the new location:
 - *Dates of Activity* – Noted as 6/18 – 6/23/2013 per application.
 - *Hours of Operation* – Noted as 6pm-11pm (Tues-Fri) and Noon – 11pm (Sat / Sun) on app.
 - *Off-street Parking* – Area depicted on plan.
 - *On-site office or trailer* – Area depicted on plan.
 - *Setback of Activity from Property Line or Roadway* – applicant should provide proper barriers and setback per prior operations, as needed to suit new location.
 - *Signs* – none proposed
 - *Lighting* – application indicates carnival lighting available.
 - *Barriers (Vehicle to Pedestrian)* – barrier and/or fencing should be provided
 - *Vendors Permit* – the applicant should be advised that they must obtain the necessary permit.

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3. The Board should advise the applicant that they must coordinate any temporary utility services with the applicable departments (ie contact Tom Becker re water, etc.).
4. The Planning Board may wish to classify this application/action as a minor temporary use of land having negligible or no permanent impact on the environment, which would classify it as a Type II action under SEQRA. If so classified, no further action is needed.
5. I am not aware of any reason why the board could not consider this temporary use application for site plan approval.

Respectfully Submitted,



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



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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: THE CASTLE SITE PLAN AMENDMENT
(EXPANDED USES RECREATION CENTER BUILDING AND
NEW OUTSIDE GO-KART TRACK)
PROJECT LOCATION: NYS ROUTE 17M
SECTION 107 – BLOCK 2 – LOTS 14.2 and 15
PROJECT NUMBER: 11-4
DATE: 23 APRIL 2013
DESCRIPTION: THE APPLICATION PROPOSES EXPANDED INSIDE USES WITHIN
THE RECREATION CENTER BUILDING AND A NEW EXTERIOR
ELEVATED GO-KART TRACK ON THE SITE. THE APPLICATION
WAS PREVIOUSLY REVIEWED AT THE 26 APRIL 2011,
24 MAY 2011 AND 28 JUNE 2011 PLANNING BOARD MEETINGS.

1. My file indicates that the last time this application was discussed is the 28 June 2011 Planning Board meeting, which was also a Public Hearing. The applicant received conditional site plan approval at that meeting for the proposed site plan amendment.

At this time the applicant has submitted a revised amendment plan and is proposing to modify the amendment as previously conditionally approved. It appears that the following changes are now proposed:

- Revision to configuration of southerly (existing) go-kart track.
- Modification of layout of proposed new go-kart track to north
- Modifications to use of pavilion building
- Minor modifications in parking area under north track

It is my recommendation that the above be verified with the applicant and the changes be itemized on the plan.

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2. The prior plan (to my understanding) proposed expanded uses within the recreation center building and the relocation of the existing interior track by way of construction of a second outside go-kart track (elevated) at the north. Concurrent with the application to the Village Planning Board, the applicant (as BAZS, LLC) also had an application before the Town Planning Board for the adjacent property to the north.

The applicant should verify if the additional modifications on the Village site are still part of the application, and advise on the current status of the Town site.

3. As part of the prior reviews of this application, there was much review and coordination between the Town Planning Board and this Board regarding the project and the following issues:

- Noise Issue
- Vehicle Movements thru Site (particularly busses and fire vehicles)
- Vertical Clearance needed to elevated kart track
- Shared Parking (evaluation and acceptance)
- General Plan Cleanup issues

It may be helpful to insure that the final status of all these items are resolved.

Respectfully Submitted,



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