

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

JULY 23, 2013

REGULAR MEETING

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

REGULAR MEETING – 7:00 PM

Chairman Ramsdell opened the Regular Meeting at 7:00 PM.

1. Minutes

Review Draft of June 2013 Planning Board Meeting Minutes

*MOTION was made by Member LaSpina, second by Member Jankelunas, to ACCEPT THE JUNE 2013 MEETING MINUTES AS DRAFTED. Motion passed 3-0.

2. Correspondence

There was no project unrelated correspondence.

3. Code Enforcement Officer Report

Presented by John Orr (copy attached).

4. Projects for Review

Project # 13-01	Project Name: C&S Site Plan Amendment
Applicant/Owner:	Chester Logistics, LLC
Location:	1 Elizabeth Drive (SBL 118-1-7.1)
Re:	Site Plan Amendment – Enlarging Truck Entrance to 4 Lanes

They were not in attendance.

Project # 13-04	Project Name: DePaulis 94 Phase V
Applicant/Owner:	DePaulis Enterprises VI, LLC
Location:	Route 94 Elizabeth Drive (SBL 116-1-1.2 / MI Zone)
Re:	Fill and regrade parcel acquired by quitclaim from the State of New York
Presented By:	John Atzl, Surveyor

Mark Edsall's comments on the project described above were reviewed (copy attached) and general discussion was held.

Mr. Atzal advised that there hasn't been a response from the Town of Chester and the 30-days have passed. Chairman Ramsdell asked if the board felt that a Public Hearing was needed and the consensus was that it wasn't. This project has already been SEQRA as unlisted. The SWPPP needs to be finalized. All payments of fees and escrow must be received. *MOTION was made by Member LaSpina, second by Member Jankelunas, for conditional site plan approval subject to receipt of final SWPPP and payment of fees.

Project # 13-08 **Project Name: Elmwood Park Apts.**
Applicant/Owner: **John Sorrentino**
Location: **Elm St. (SBL 111-2-7&2)**
Re: **Construction of one (1) 3-story building containing 18 (1) one and (2) two bedroom apts., (1) one story building containing (2) two bedroom apts., and associated parking, sidewalk and recreation amenities.**
Presented By: **Mark Siemers**

Mark Siemers provided the following information:

- There are 20 apts.; 6 (1) one bedroom and 14 (2) bedroom;
- There will be approximately 47 parking spaces and a sidewalk with walking access to and from the apartment building;
- We will be scheduling a site meeting with Mark Edsall.

Mark Edsall's comments on the project described above were reviewed (copy attached) and a general discussion was held. Mark Siemers asked if the layout is generally ok and can they move forward with related site improvement layouts? The Board discussed the plan and said it appeared further development could proceed.

Project # 13-07 **Project Name: Prestige Auto Body**
Applicant/Owner: **Paul DiLorenzo**
Location: **30 Lehigh Ave (SBL 115-1-1.4 & 4.41)**
Re: **Site Plan for Auto Body Shop**
Presented By: **Jim Dillin**

Mark Edsall's comments on the project described above (copy attached) were reviewed and general discussion was held.

- Mr. Dillin advised that he had been to the ZBA Meeting on 6/26/13 and Prestige Auto Body received an interpretation that it would be a principal permitted use;
- There is an existing building on the property and a small addition for painting is proposed;
- Chester Resources, the building owner, has recently painted the building and is in the process of remodeling it. The existing office will be utilized.
- The area in front of and on the side of the building will be paved and a privacy fence will be put up;
- There will be a proposed vehicle storage area in the back of the building;
- The existing gates and fencing will be used.

*MOTION was made by Member LaSpina, second by Member Jankelunas to hold a Public Hearing at the next Planning Board meeting which is August 27, 2013.

*MOTION was made by Member Jankelunas, second by Member LaSpina to type the application as TYPE II. John Orr advised that we will need a referral sent to OCDP.

Project # 13-05 **Somers Subdivision**

Applicant/Owner: Tim Somers
Location: 1 Bryle Place (SBL 110-2-3.21)
Re: Subdivision
Presented By: Jim Dillin

Mark Edsall's comments on the project described above (copy attached) were reviewed and general discussion was held.

***MOTION** made by Member Jankelunas, second by Member LaSpina that the Planning Board recommend to the Village Board that they extinguish the easement. A referral to OCPD is also needed.

Project # 13-06 Taco Bell
Applicant/Owner: Tim Somers
Location: 1 Bryle Place (SBL 110-2-3.21)
Re: Taco Bell Restaurant
Presented By: Jim Dillin

Thomas Michael, a representative from Taco Bell attended the meeting. The following items were discussed:

- Concern about vehicle traffic at the site with particular concern about the drive thru with stacking. Mr. Michael stated that 5 cars can stack with a 2 car wait and there is less than a 2 minute standard serving time. Chairman Ramsdell stated that now, as per the plans, there is a possible way to bypass the cars, waiting in drive-thru, without blocking access to the site;
- John Orr asked what is the average amount of customers during peak times? Mr. Michael answered 34 cars/hour and 70% are for the drive-thru and 30% are dine-in. Mr. Michael advised that Taco Bell is one of the fastest, quick, serve restaurants in the country;
- Chairman Ramsdell mentioned that the site appears to be small. Mr. Michael stated that the site is a nice size and the lay-out is good for the Northeastern part of the country. Since people don't dine-in as much as they used to, this site is almost a textbook flow;
- John Orr asked what the hours of operation would be. Mr. Michael advised that the hours would be: weekdays from 10:00am to 2:00am and Friday and Saturday from 10:00am to 4:00am. Most corporate stores close their dining rooms at midnight;
- Chairman Ramsdell asked how many Taco Bell's there are in the country and Mr. Michael advised that there are approximately 6000. Ultimately our goal is to have one Taco Bell for every 40,000 residents;
- Mr. Michael stated that all deliveries will have to occur before the restaurant opens in the morning. There should be one Taco Bell truck twice per week;
- John Orr indicated that there was no sidewalk shown on the plans. Mr. Michael advised that they, definitely, need to show a sidewalk;
- There was also discussion about DOT involvement and if they need a referral to OCPD and Health Department.

Mark Edsall's comments on the project described above (copy attached) were reviewed and general discussion was held.

:

5. Proposed Sign Code

Presented by John Orr (copy attached).

There was discussion and mention of the previous time spent in review. As a result, the Planning Board authorized Chairman Ramsdell to assemble a report and have it reviewed by Attorney Harold Pressberg and then forwarded it to the Village Board.

6. Local Law # 4

There was general discussion on the scope and various details to be studied in the preparation of The required Report to the Village Board on the amendments to the Zoning Law. It was recognized that the timing to submit the Report would be after the September meeting.

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

***MOTION** was made by Member Jankelunas, second by Member LaSpina to ADJOURN THE MEETING. Motion passed 3-0. Meeting adjourned at 9:50PM.

Respectfully Submitted,

**Missy Sosler
Planning Board Secretary**

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

July 23, 2013

Current projects that were inspected during the last month:

Boodles – 37 Main Street

1- Cosmetic work continues.

Bukowski – 16 Chester Acres Blvd.

1- No work has started.

Wittekind – 11 Greycourt Ave

1- Addition almost complete.

Smith – 65 Greycourt Ave

1- No work has started yet.

Seigel – 49 Brookside Ave (former Suds & Duds)

1- Renovation well underway.

Paul Davis Restoration – 143 Main Street

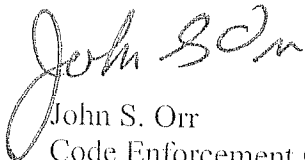
1- Renovation underway.

Chester Mall – 78 Brookside Ave Dunkin Donuts.

1- Site work underway.

2- Framing complete.

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 & PA)
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

WRITER'S EMAIL : MJE@MHEPC.COM




VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: C&S WHOLESALE SITE PLAN AMENDMENT
(TRACTOR TRAFFIC REVISIONS)
PROJECT LOCATION: ELIZABETH DRIVE & LEONE LANE
SECTION 118 – BLOCK 1 – LOT 7.1
PROJECT NUMBER: 13-03
DATE: 23 JULY 2013
CONSULTANT: DEWOLFE ENGINEERING ASSOCIATES
PLAN DATE: (no new plans for this meeting)
DESCRIPTION: THE APPLICATION PROPOSES REVISIONS TO THE TRUCK
ENTRANCE, TRUCK EXIT, PROPOSES ADDITIONAL TRAFFIC
CONTROL SIGNAGE AND ADDS AN EMPLOYEE BREAK AREA.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 28 MAY 2013
AND 25 JUNE 2013 PLANNING BOARD MEETINGS.

1. The applicant has submitted revised plans for the project. The most significant concern from the prior plans was the variable use of the main entrance lanes for ingress and egress and potential traffic problems with control. The applicant has now included an overhead lane control lighting unit (similar to toll booth lane control). We believe this will adequately address the prior concern.
2. At the time of preparation of these comments, we have not received any revised plans. We will review plans once received.

Respectfully Submitted,



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

MJE/st
Ches13-03-23July2013.doc

REGIONAL OFFICES

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



**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: DEPAULIS GRADING (PHASE V)
PROJECT LOCATION: OFF NYS ROUTE 94 (ADJACENT TO ROUTE 17)
SECTION 116 – BLOCK 1 – LOT 1.2
PROJECT NUMBER: 13-04
DATE: 23 JULY 2013
CONSULTANT: ATZL, SCATASSA & ZIEGLER PC
PLAN DATE: (no new plans for this meeting)
DESCRIPTION: THE APPLICATION PROPOSES FURTHER GRADING (FILLING) AT THE SITE FOR FUTURE DEVELOPMENT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 25 JUNE 2013 PLANNING BOARD MEETING.

1. This is Phase V of the multi-phase preparation of the property for future development. This phase proposes filling of an area approximately 0.6 Acres.
2. At the time of preparation of these comments, we have not received any revised plans. We will review plans once received.

Respectfully Submitted,

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

MJE/st
Ches13-04-23Julu2013.doc

REGIONAL OFFICES

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



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ & PA)
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

WRITER'S EMAIL : MJE@MHEPC.COM

ACEC MEMBER

VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ELMWOOD APARTMENTS SITE PLAN & SPECIAL PERMIT
PROJECT LOCATION: OFF MAIN STREET and ELM STREET
SECTION 111 – BLOCK 2 – LOTS 2, 3 & 7
PROJECT NUMBER: 13-08
DATE: 23 JULY 2013
CONSULTANT: PIETRZAK & PFAU
PLAN DATE: REV 6-28-2013
DESCRIPTION: THE APPLICATION PROPOSES A MULTI-FAMILY RESIDENTIAL SITE PLAN WITH 20 UNITS ON THE 2.6 +/- ACRE SITE. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.


1. The property is located in the B-1 zoning district of the Village. The B-1 district allows RM permitted uses per RM bulk requirements. The RM zone permits multiple dwelling site plans, as a Special Permit Use. The application proposes a total of twenty (20) units, six 1-bedroom and fourteen 2-bedroom. The required bulk information on the plan bulk table is correct for the zone and uses proposed. The provided values indicate compliance in all respects. Future plans should confirm setback values by depicting building setback dimensions and other relevant information.
2. We have reviewed the plans on a concept basis and note the following:
 - Site grading is not addressed and based on the existing contours shown on the plan, some attention to the rear of building #1 will be an issue to be reviewed.
 - Site utilities and services must be addressed and coordinated with the various departments.
 - Site stormwater management must be addressed with a SWPPP. Outlet of stormwater is not considered on this concept plan.

REGIONAL OFFICES

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

- Site parking (amount) meets minimum requirements. Spaces and aisles should be dimensioned.
 - Site dumpsters and enclosures should be further detailed.
 - Site landscaping and lighting should be included on subsequent plans.
 - It may be advisable to provide some type of decorative barrier (to serve as bollards) to avoid vehicular movements up the walkway to Main Street.
 - More detail will be required for the playground area.
 - Site development details should be addressed on subsequent plans.
 - Note #9 will require further input from Police Chief and Village Board for any enforcement agreement.
 - Conditions of project roadway connection to Elm Street will require further review with Highway Superintendent.
3. The application indicates two existing tax lots, with a possible third as the access to Elm Street. This should be confirmed and the combination of all lots into a single deed lot should be a requirement.
 4. At this time I believe the plans are too conceptual in nature to refer to the Orange County Department of Planning for the mandatory review per GML 239.
 5. At this time I believe the plans are too conceptual in nature to make a Lead Agency Coordination circulation. We should insure that a Full EAF is submitted for that circulation.

Respectfully Submitted,



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



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ & PA)
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

WRITER'S EMAIL : MJE@MHEPC.COM



VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PRESTIGE AUTO SITE PLAN
(DILorenZO)
PROJECT LOCATION: 30 LEHIGH AVENUE
SECTION 115 – BLOCK 1 – LOT 4.1 & 4.41
PROJECT NUMBER: 13-7
DATE: 23 JULY 2013
CONSULTANT: JAMES DILLIN, LS
PLAN DATE: Plan Dated July 10, 2013
DESCRIPTION: THE APPLICATION PROPOSES USE OF THE EXISTING BUILDING
ON THE PROPERTY AS AN AUTO BODY SHOP. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS.

1. The property is located in the M-2 zoning district of the Village. Although the bulk tables do not confirm this use as permitted in the zone, the plans indicate that the Village ZBA has determined the uses is a permitted.

2. We have reviewed the plan in concept and have the following initial comments:
 - The vehicle storage area does not appear to be a fenced secure area. Is one required for the applicant's operations (or is the existing fencing on site adequate for such pupose) ?

 - It appears that a significant amount of fencing is currently located within the Village road right-of-way (off the property). We should confirm with the Highway Superintendent that this poses no current problem.

 - Fences within rear and side yards are permitted at 6 ft maximum height per 98-14 (D). The proposed 8 ft fence on the east side of the property appears problematic.

REGIONAL OFFICES

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

- The applicant should be required, as a condition of site plan approval, obtain and maintain all necessary air discharge and related permits for the spray booth and operations.
 - A flood light is noted on the southeast corner of the building. No other lighting is noted. In any case, the standard Village lighting note should be added to the plan.
 - The plan notes that the site is served by an on-site sanitary system. Its location and type should be indicated.
 - No topography is provided on the plans. Perhaps a Board member is familiar with the site and may comment on the need for such topography, given the minor nature of the change and improvements for this “re-use”.
 - Handicapped parking detail should acknowledge that when a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.
 - The plan does not address a dumpster or waste area. Please comment.
3. The plans note two separate tax lots for the properties. It appears that all the uses are on Lot 4.1 for this proposed application. There may not be a need to ask for lot combination.
 4. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
 5. 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.
 6. This project is within a 500-foot distance from the State Highways and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).

Respectfully Submitted,



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



**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)

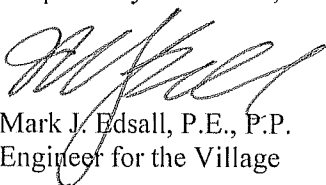
MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK
12553
(845) 567-3100
FAX: (845) 567-3232
E-MAIL: MHENY@MHEPC.COM
WRITERS EMAIL: MJE@MHEPC.COM

VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SOMERS MINOR SUBDIVISION
PROJECT LOCATION: NYS ROUTE 17M & BRYLE PLACE
SECTION 110 – BLOCK 2 – LOT 3.21
PROJECT NUMBER: 13-05
DATE: 23 JULY 2013
CONSULTANT: JAMES A. DILLIN, PLS
PLAN DATE: July 10, 2013
DESCRIPTION: THE APPLICANT PROPOSES A TWO-LOT MINOR SUBDIVISION OF THE COMMERCIAL PROPERTY. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 25 JUNE 2013 PLANNING BOARD MEETING.

1. This subdivision is a companion application for a site plan on proposed lot #2. (Taco Bell Site Plan application VOC # 13-06). The property is located within the B-2 zoning district of the Village. The existing car wash is located on proposed lot #1, with both lots subject to the B-2 bulk values shown (which appear correct). Bulk compliance for the new lot will be dealt with as part of that site plan application.
2. All plans should include an approval box, with the Village Project Number (noted above) included in the box. The box should be in the bottom right hand fold of the plans, on each sheet. The title block with project name should also be in this lower right hand fold.
3. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. This project is adjacent to NYS Route 17M and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).

Respectfully Submitted,



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

MJE/st
Ches13-05-23July2013.doc

REGIONAL OFFICES

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



**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: TACO BELL SITE PLAN
(SOMERS SUBDIVISION LOT #2)
PROJECT LOCATION: NYS ROUTE 17M & BRYLE PLACE
SECTION 110 – BLOCK 2 – LOT 3.21 (PART OF)
PROJECT NUMBER: 13-06
DATE: 23 JULY 2013
CONSULTANT: NOT IDENTIFIED
PLAN DATE: JUNE 10, 2013
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF LOT #2 OF
THE SOMERS SUBDIVISION AS A FAST FOOD RETAIL SITE.

1. In our prior comments, we noted that the plans must be prepared by a licensed professional authorized by the State of New York to prepare such plans for review by the Board. The jplans submitted continue to be from an un-named preparer with no indication of licensure.
2. These plans are not responsive to our prior comments and the requirements of the Village of Chester. As such, we will defer any review at this time until a proper submittal is made.

Respectfully Submitted,

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

MJE/st
Ches13-06-23July2013.doc

REGIONAL OFFICES

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