

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

FEBRUARY 3, 2015

(MAKE-UP MEETING FOR JANUARY 27, 2015 MEETING

WHICH WAS CANCELLED DUE TO INCLEMENT WEATHER)

PRESENT: Richard RAMSDELL, Chairman
Gene WINTERS, Member
Anthony LASPINA, Member
Vincent RAPPA, Member
Robert JANKELUNAS, Member
Harold PRESSBERG, Attorney
John SZAROWSKI, Engineer
John ORR, Code Enforcement Officer
Missy SOSLER, Planning Board Secretary

REGULAR MEETING – 7:00PM

Chairman Ramsdell opened the Regular Meeting at 7:12PM.

1. MINUTES

Review draft of August, September, October and November, 2014 Planning Board Meeting Minutes.

***MOTION** was made by Member Anthony LaSpina, seconded by Member Gene Winters, to ACCEPT THE AUGUST, SEPTEMBER, OCTOBER AND NOVEMBER 2014 MEETING MINUTES AS DRAFTED. ***MOTION** passed 4-0. (Member Jankelunas was late so he was not part of the Vote for approval of the Minutes.)

2. Correspondence

Reply from OCDP (#1 Referral) – Steris Isomedix Services #14-05
Reply from OCDP (#2 Referral) – Steris Isomedix Services #14-05
(The replies from OCDP will be discussed when the project is up for review.)

3. Code Enforcement Officer Report

Presented by, John Orr.

Current projects that were inspected during the last month:

Satin – 32 Leone Lane
1- No Change.

Allen's Falafel 115 Main St
1- Work almost complete.

Sienko – 20 Oakland Ave
1- Interior work continues.

Previtera – 18 School St.
1- Waiting for delivery of house.

Symrise – 45 Leone Lane (former Belmay)
1- Work continues.

BYK – 48 Leone Lane (former Chem-Chor).
1- Work has started.

N2O – 2 Vadala Rd.
1- Issued permit for two 2 family dwellings.
2- Foundations are in for both units.

DePaulis- Summerville/State Route 17
1- Blasting has started.
2- Have received a couple of complaints and have spoken to the blaster. He will be sending me all the data from the monitoring locations.

Chairman Ramsdell asked when the blasting began for the DePaulis 94 (Phase V) (#13-04 Project). John Orr advised that the blasting began on 1/21/15 and that he was there for the first blasting. He advised that he has had two complaints; one from someone who lives on Hom Street as well as someone who lives on Academy Ave. Both complaints were regarding vibration and noise. Chairman Ramsdell advised that he thought that he had noticed "something strange" over the past week or so. Chairman Ramsdell asked how much more blasting would be taking place and John advised that they have, approximately, 2 more weeks to go. Chairman Ramsdell asked if the blasting company will be keeping a log.

John advised that he called today and asked for a seismographic log and they advised that it will be emailed to him. He also advised that he made the staff, at the Village Hall, aware of the possibility of future complaints, regarding the blasting.

Chairman Ramsdell asked John Orr about what is happening at Belmay and John advised that they are creating a "2-hour" Fire Room.

4. Projects for Review

Project #14-05 Project Name: Steris Isomedix Services

Applicant/Owner: Chester Industrial Park Assos. L.P.

Location: Leone Lane and Nucifora Blvd. (SBL 117-2-4&5)

Re: Design and development of a warehouse storage facility of approximately 74,825 sq. ft.

Presented By: Jim Sweeney, Kip Kramer, Ray Paulius, Brad Cleverley, Mark Thomas and Phil Greeley

Jim Sweeney began the presentation by advising that they are presenting a reconfigured product to the Planning Board which will be a smaller building repositioned on the same lot.

Ray Paulius advised that they have made the following changes to the site plan:

- Flipped the building
- Relocated and consolidated the trailer parking and staging areas to the south away from the main intersection.
- Moved the offices to the front corner of the building
- Provided alternate ingress-egress curb which is cut closer to the present Steris facility
- Set back the fence allowing the trucks to enter the site and not staging on the road.
- Provide landscaping closer to the surface retention basin which will be concealed with evergreens. (As a result of the shifting and relocating the building; the passenger car parking area will become a bit tighter so we will introduce landscaped islands along the passenger car areas to mimic a boulevard.
- Provide shade trees along Elizabeth Drive and continue along Nucifora Boulevard to enhance the area.
- Provide fire access lane(s).
- Construct a 4000 sq. ft. office as well as ancillary areas for warehouse, battery charging, and storage etc.

Jim Sweeney advised that when they were at the last work session, they discussed bringing the building closer to the easterly side line, so in order to accomplish that, we shrunk the building therefore we have not changed the design. He advised that their hopes are to get the Public Hearing scheduled for the next Planning Board Meeting and then "into the ground".

Chairman Ramsdell asked if this is the first time we are seeing the temporary, concrete, batch plant on this property. Jim Sweeney advised that it is. Chairman asked how the trucks bringing the material in will proceed. (Brad Cleverley indicated, on the site plan, where the temporary, batch plant will be located.) He advised that the two construction site access points will be graveled and stabilized; there will be a straight run back to the plant.

Member LaSpina advised that he is concerned about the entrance being too close to Amscan as well as the location of the catch basin. Brad advised that the catch basin is being replaced and newly created.

Jim Sweeney then spoke about the possibility of the installation of sidewalks. He advised that Steris, generally, doesn't produce the type of pedestrian traffic that is systemic and generates the need for sidewalk material therefore they don't really feel that it is their cause. Member Winters advised that he doesn't, necessarily, agree with what Mr. Sweeney said. He went on to say that approximately two months ago, he attempted to make sidewalks a continuing discussion.

Member Winters also stated that when we saw the original plans, for the project, there was a cut out for a right hand turn onto Rt. 94. He advised that he recalls that we touched base on that approximately (2) two months ago. He is wondering what the reason was for inserting it, in the first place and removing it the second time around. Phil Greeley advised that as part of the traffic study, Steris asked us to look at the overall traffic situation. He advised that they developed a conceptual plan to alleviate the problems occurring during and after the shift changes. He continued on to advise that since Steris is not a traffic generator; 1 to 2 trucks every hour as well as a minimal amount of employees, they are developing a plan for future traffic flow. We all want to identify the problem and come up with a solution.

Member Winters asked how close they are to making a decision about putting a right hand turning lane there. Jim Sweeney advised that they will design it. Kip Kramer advised that they know this is an issue with the industrial park as a whole. He stated that they are hoping that the cost will be shared by all members of the Industrial Park. Phil Greeley advised that in the afternoon, during your time period, approximately 360 vehicles make a right turn out of Nucifora Blvd. onto Rt. 94 and 35% go out the other way.

Kip Kramer advised that when the new concept was being considered, we listened to the Village of Chester and shifted the building down with the mindset to help solve the problem and not make it worse. Jim Sweeney advised that they will do their fair share.

John Orr advised that Steris has spent money developing a plan and sharing it with the Village of Chester. He advised that he doesn't believe that it is the Village of Chester's intent to have Steris build this entire project out; it would not be fair. He advised that the Village of Chester needs to take a look at the information and make some decisions on how and when it can be funded. Member Winters advised that he doesn't think that they are asking Steris to finance a turning lane. He feels that it should be the landowner's responsibility.

Kip Kramer then advised that every single building and the property it is on, in the Chester Industrial Park, is owned by the individual(s) in the building. He advised that the Chester Industrial Park will be happy to begin talks to coordinate a discussion on this. Chairman advised that the time is coming soon to begin the flow of ideas.

Jim Sweeney advised that we will need to get the Village of Chester Trustees involved in this endeavor. He also advised that there may be some money still on reserve in one of the escrow accounts that may be able to be tapped. He also advised that there is a device that is the equivalent of a Transportation District; Board of Trustees who can super impose improvement costs over the benefitted properties.

Chairman Ramsdell advised that the Planning Board is hearing what you are saying and understand the side of Chester Industrial Park, V. Paulius and Steris in all of this. He advised that we have no conclusion, at this time, regarding who will be spearheading this process but we will put forth whatever action is needed to begin the entire process which will ultimately lead to a sit down. He also advised that we may need the power of a higher authority to help us accomplish that.

Member Rappa asked if the Greycourt exit will be eliminated once the changes are made to the interstate. Phil Greeley advised that one of the alternatives may be to modify it and not eliminate it but to bring it to interstate standards.

Mark Edsall's comments on the project were reviewed (copy attached) by John Szarowski and general discussion was held:

- The Bulk Table has been revised and meets requirements.
- 25 Parking Spaces have been provided.
- The site fencing has been revised but we need the fencing details to be called out as black vinyl coated.
- The water service is not indicated on the plans.
- The retention walls have been eliminated.
- Stormwater is under review.
- A note needs to be added to the plans regarding "Future Expansion on the north side of the building."
- Lighting and Landscaping are incomplete. (Brad Cleverley advised that the next submittal will include mounted, building lighting.)
- More detail is needed for the ADA parking spaces.
- This is an intermediate review not a final review.
- A full SWIPP is required
- An approval box must be added to the plans.

Chairman Ramsdell advised that since the truck entrance is close to Nucifora and Elizabeth, what we should become focused on; trucks in or out. Phil Greeley advised that trucks coming in can create a stacking problem. He advised that most of the trucks going out exit via a right turn onto Rt. 94 which is easier than a left turn so we will need to focus on the left turn which could cause stacking.

Chairman Ramsdell advised that truck stacking at many other businesses within the Chester Industrial Park has become a real problem and they are lucky if they have enough room to stack one truck. Mark Thomas advised that, at Steris, the estimated number of trucks, at peak, is 25 per day; approximately one per hour. He advised that Steris does not limit their trucks accessing their lot for their dock appointments. He advised that their general "mo" is very different than a Pep Boys or C&S. The trucks that come to Steris have scheduled appointment times as well as very few independent drivers; most of the drivers are contract carriers, fleet trucks with repetitive drivers.

John Orr asked how Steris will handle where the trucks will go since both facilities will have Elizabeth Drive addresses. Mark advised that since the vehicles are repeat drivers, they will be familiar with where they are going.

Chairman Ramsdell advised that he wants to mention, that in the past, after a project was approved and the operation began; discoveries of insufficient stacking spaces became a problem.

Chairman Ramsdell advised that the comment was made earlier about the nearness of the entrance to the intersection. Phil Greeley advised that it is 150 ft. center to center. He advised that they are trying to get as far away from Rt. 94 as possible and if a problem should develop with left turns coming in at that driveway, we can route them back to Elizabeth and have them come back into the other driveway as long as the site distance was ok.

Chairman Ramsdell asked if the addition of the no infiltration basin has an impact on the southern, infiltration basin. Brad Cleverley advised that, essentially, they will work together to provide drainage to flow in different directions. He further advised that he has indicated, on the plans, how the infiltration basins will work together on different areas of the site to infiltrate the stormwater.

Chairman Ramsdell asked if there is anything that was mentioned, in Mark Edsall's comments that may represent a problem and Kip Kramer advised that there was not.

Chairman Ramsdell advised that the County reply from OCDP recommendation was the consideration of additional landscaping on the southeast edge of the parking lot and property boundary to mitigate the effect of onsite lighting. Brad advised that regarding the light impact; since the light levels are very low, the impact is almost none.

Chairman Ramsdell affirmed that the work session is 2/5/15 and we will see representation from Steris at that session. He then asked if anyone on the board had anything else and no one did.

***MOTION** made by Member Gene Winters, seconded by Member Robert Jankelunas to hold a Public Hearing at the 2/24/15 Planning Board Meeting at 7pm. ***MOTION** unanimously passed.

Project #15-01 Project Name: The Castle "ZIPLINE"
Applicant/Owner: Brian and Alison Leentjes
Location: NY State Highway – North 17M
Re: Construction of "2" Ziplines
Presented By: Brian Leentjes

Brian Leentjes began by telling the board that he appreciated the rescheduling of the January Meeting.

He advised that he is proposing a Zipline run from where the billboard is located, next to the miniature golf course, down to where the cottage were previously located. He advised that the ziplines have become very common throughout the country. He then explained the operation of the zipline; you climb the tower, you are attached to a cable which is attached to a wheel (pulley) above your head and then, with a certain amount of pitch on the cable, your ride begins.

He advised that when he attended our work session, he advised that the height of tower (#1) would be 45 ft. After investigating the zipline operation, he found out that there needs to be more sag in the line than he originally thought. He advised that he sent the information out to his engineer to do a zipline profile and his engineer advised him that the line would require a tower 25 ft. higher than previously thought which would mean that the tower would have to be 70 ft. He advised that he is aware that the board can waive the ordinance, or whatever it is called, to approve the 70 ft. tower.

Chairman Ramsdell advised that they will need a drawing of that the tower would look like. Brian advised that the tower is usually square with a platform at the top which is normally 16x10. (The operators of the Zipline would be positioned on the platform to load and unload riders.)

Harold Pressberg asked if Brian will be talking to the Town of Chester and Brian advised that he will but that he hasn't yet. Brian advised that the start and end of the event is in the Village of Chester.

Brian advised that the Zipline would be, approximately, 100 ft. from the edge of Rt. 17 and the "ride" would go, approximately, 35 to 45 miles per hour, depending on a few criteria.

Brian then advised that before he continues with the stages of the plan, he needs to know if the items he is proposing would be acceptable. He advised that The Castle brings in over 1000.00 visitors to Chester per year and he would like to keep it entertaining. He is also considering a Freefall drop from the same tower the Zipline is located at. Another area of interest may be a Rope Course. He advised that the second tower would have to be 45 ft. but he has to sit with his engineer, first, to review everything. He also advised that the installation and training would be by people who do this.

Chairman Ramsdell asked Brian if he is anticipating any issues with the DOT. Brian advised that he hasn't yet but he will contact DOT.

Chairman Ramsdell advised that if the Planning Board is to take a more active part in the association between the Town of Chester and the Village of Chester, we will need to see a more complete drawing of the proposed project.

John Szarowski advised that the applicant's engineer should be the one to contact the DOT. Brian advised that the NY State Department of Labor inspects all of the rides, including Laser Tag and the Rock Wall. He advised that they come in, inspect and then issue a permit.

Brian advised that he knows that he has a lot more to look into regarding this project. He asked if anyone had any questions or comments regarding the proposed project. Leslie Smith advised that it would be ok with her as long as there is no music.

Mark Edsall's comments (copy attached) reviewed by John Szarowski and general discussion held:

- A referral to OCDP and Town of Chester is required.
- A narrative is required.
- The plan needs to indicate the actual ziplines between the towers.
- The separation clearance needs to be shown.
- The plan needs to be revised to note that this is an amendment to an existing site plan.

Chairman Ramsdell advised Brian that he would like Jim Dillin to indicate, on the plan, the word "existing" for everything on the plan that is already existing.

***MOTION** made by Member Robert Jankelunas, seconded by Member Gene Winters, to TYPE this as UNLISTED. ***MOTION** unanimously passed.

Chairman Ramsdell advised that we are not ready yet to assume Lead Agency status for this project. We will hold off sending out the referrals to OCDP, TOC and the DOT.

Harold Pressberg advised that John Orr must make the decision as to whether this project would be permitted under the Zoning Law and if they would have to apply to the Zoning Board for a variance.

5. General Discussion

None

Chairman Ramsdell asked if anyone had anything else to discuss and, as there were no other comments, ***MOTION** was made by Member Gene Winters, second by Member Vincent Rappa, to ADJOURN THE MEETING. Motion passed 5-0. Meeting adjourned at 8:41PM.

Respectfully Submitted,

**Missy Sosler
Planning Board Secretary**