

MINUTES**VILLAGE OF CHESTER PLANNING BOARD****MARCH 24, 2015****REGULAR MEETING**

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

NOT PRESENT: Gene WINTERS

REGULAR MEETING – 7:00PM

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

1. MINUTES

None

2. Correspondence

1 - #14-05 Steris Isomedix Services – Letter from DEC regarding Stormwater Outfall. Chairman asked Brad Cleverley to explain the contents of the letter, and he advised that it essentially confirms that Black Meadow Creek is a Class C stream and therefore a Stream Disturbance (SD) permit is not required.

2 - #15-02 Amended BYK USA, Inc. – Letter requesting a Temporary Office Trailer.

3. Code Enforcement Officer Report

Presented by John Orr

Current projects that were inspected during the last month:

Sienko – 20 Oakland Ave
 1- Interior work continues.

Previtera – 18 School St.
 1- Interior connections being completed.

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

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

N2O – 2 Vadala Rd.
 1- Interior connections being completed.

DePaulis- Summerville/State Route 17
 1- Blasting now complete.

F&A Concrete – 41 Greycourt Ave
 1- Started footing today.

4. Projects for Review

Project #14-05	Project Name: Steris Isomedix Services
Applicant/Owner:	Chester Industrial Park Assoc. L.P.
Location:	Leone Lane and Nucifora Blvd (SBL 117-2-4&5)
Re:	Design and development of a warehouse storage facility of 61,138 sq. ft.
Presented By:	Jim Sweeney, Kip Kramer, Brad Cleverley and Ray Paulius

Jim Sweeney began the discussion and advised that there are slight changes in the plans since the last time we were here. The major change is that the entrance from Nucifora has been moved back to try to accommodate some concerns. Ray Paulius will discuss the other changes.

Jim advised that he did present the following to the Village Board of Trustees: a plan for a possible establishment of an improvement district that would capture those benefited in the Industrial Park with the costs associated with Rt.94 and anything else the Village Board felt was important and would benefit various users and owners of the Industrial Park. He felt that it was received with a good degree of interest and hopefully will move forward.

Ray Paulius began by presenting the changes to the plans from the last presentation. There were concerns about the curb cut proximity to the Elizabeth Drive and Nucifora Blvd. intersection. We also looked at parking and design as well as design of the apron. We shifted over another 20 ft., center line to center line, for a distance of 178 ft. We were able to save the hydrant which was in the way.

In regards to the landscaping, our quest was to shield the northern elevation of the building by introducing conifers to create additional buffers. In regards to the signage, we would like to relocate to the island area here (indicated on the plan) to comply with the Village Zoning Ordinance to avoid having to go to a Zoning Board Hearing. The Steris logo is 5'x3' high.

Jim Sweeney advised that he hopes the Board will get to the finalization of SEQRA, a negative declaration and perhaps, after review of all of Mark Edsall's comments, possibly to the point of a conditional final approval.

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

- There needs to be drafting cleanup on the final plans.
- In regards to the signage (Section 98-19), the setbacks have been addressed. You can proceed with the variance regarding the sign if you want to.
- The visual screening for the rooftop units are not an engineering issue, but since one Board member asked about it, it should not be overlooked.
- SWPPP proposes utilizing infiltration basins. The use of infiltration basins is based on percolation in the soils. We still have open issues to verify the design you are proposing. It has to be based on actual field testing. We can't write off on it yet because we don't have the necessary data; therefore it remains an open item. (Due to weather conditions, John Szarowski has not been able to complete the required testing.)
- A field meeting was held on 3/5/15; stripping improvements would be hand and hand with the driveway curb cut relocation. We received a concept plan from Phil Greeley's office.
- We discussed the possible ability to restrict movements out of the southerly Nucifora curb cut if, in the future, the Village of Chester determines that the exiting movement is causing operational problems.
- I suggested that a stop bar and stop signs be added.
- Mr. Sweeney spoke relative to the traffic issue on Rt. 94.

Chairman Ramsdell asked where we will end up on item 4 of Mark's comments; curb cut on Nucifora. Mark Edsall advised that we are in good shape with that. He agrees with the proposed revisions and said to make sure that the notes are on the plan. He also advised that it should be memorialized in the approval resolution along with the need for stripping improvements.

Phil Greeley advised that he will add stripping improvements to the plan, along with stop bars and shifting of the center line on Nucifora to accommodate existing traffic. They will restripe Nucifora and Elizabeth to indicate where trucks can make turns along with the vehicles being positioned properly. (All of this will be added to the site plan.) We will note on the plan and put in the resolution that if a problem should ever develop here; it would be marked "entry only". Chairman Ramsdell asked if we have language for that and Mark Edsall advised that he is sure that we can create the language that is necessary.

Chairman Ramsdell advised that at the last meeting screening for the roof top units was mentioned. Ray Paulius addressed this issue. He advised that the new building will have a white TPO roof (thermal plastic). The client has requested use of solar light pipes throughout the entire warehouse area. They will be symmetrically located down the aisles of the storage areas. There will also be small dome skylights which are indicated on the map. The only item on the rooftop will be the package rooftop unit heating and cooling system which will be an approximate 2' elevation. However, the accelerator will have some equipment attached to it. A separate group from Canada and Chicago is designing the accelerator for Isomedix, and we have been in contact with them and relayed your concerns, and they are aware of them.

Chairman Ramsdell advised that the rooftop heating and cooling unit may be 5' tall so it would be good ideas if we considered adding some additional screening as vehicles are coming down Nucifora Boulevard. Jim Sweeney advised that they feel it will have low visual impact

Chairman asked Jim Sweeney what the outstanding issues are in his mind. Jim advised the following: conditional approval issues are the plan amendments which are benign and could be signed off by Mark Edsall if you gave him the authority in resolution to approve and which would allow you to sign off on the plans and the outstanding SEQRA.

Chairman advised that if the Board were going to consider conditional approval, there would be a number of things that we would need to list.

Mark Edsall advised that he has tried to enumerate open items in his comments and that approval could be subject to his comments. The screen issue is not a technical comment that has an answer. The SWPPP is clearly critical to SEQRA and site plan approval. From a SEQRA standpoint, they have identified how they will address the water quality. Mark confirmed that he would have no problem with the Board considering a negative declaration with the understanding that if there is a problem, they will be back.

Phil Greeley advised that they met with the Village Board and had a discussion regarding what the next steps will be. We suggested that we will do the design and even if the Village doesn't have the funding to get it implemented, a permit could be issued or conceptual approval finalized and the permit issued before all funds are there to implement. The Village Board liked this idea.

Harold Pressberg asked what the status is of the design document. Jim Sweeney advised that the Village of Chester has to sign the application.

Phil Greeley advised that we have to finish the final design plans which would be another condition of the approval. We were delayed in obtaining our final survey, but we will provide documents so we can get the permit.

Harold Pressberg asked what the estimated cost of the traffic project will be, and Phil Greeley advised that it would be approximately \$250,000 including the design inspection and all details. Harold Pressberg advised that would have to be one of the conditions.

Chairman asked Mark Edsall his opinion as to whether or not we are ready to pass judgement regarding the SEQRA. Mark advised that given the complete design, all that remains is the technical verification of the sizing. We don't want to stamp the plans until that verification is received, and we have the full EAF.

MOTION made by member Anthony LaSpina, seconded by Member Bob Jankelunas to issue a negative declaration for this project based on all information submitted stating that it will not have a potentially significant environmental impact. ***MOTION*** passed 4-0.

Chairman Ramsdell proposed the following motion:

MOTION to grant Conditional Site Plan Approval based on the following conditions:

- (1) Completed SWPPP approved by the Planning Board Engineer;
- (2) Performance of indicated road striping at Nucifora Boulevard;
- (3) Completion of design, estimate and construction documents required for NYS DOT permit for off-site traffic improvements and dedication to Village of parcel as indicated on site plan;
- (4) All of Engineer Edsall's comments are to be addressed and satisfied;
- (5) Consideration of visual screening for the rooftop;
- (6) Evidence that two tax lots have been merged;
- (7) Payment of all fees;
- (8) Submission of (10) ten copies and a PDF of the Final Plans.

MOTION made by Member Vincent Rappa, seconded by Anthony LaSpina. ***MOTION*** passed 4-0.

Project #15-02 **Project Name: Amended Site Plan for BYK USA, Inc.**
Applicant/Owner: **BYK USA, Inc.**
Location: **48 Leone Lane**
Re: **Construction of 6,000 sq. ft. addition to the existing facility**
 and a canopy over several of the rear loading lock doors.
Presented By: **Larry Torro**

Larry Torro addressed the Board and advised that there is not much new since they were at the last meeting. The project is for a 6,000 sq. ft. addition to be used for warehouse space in the back of the building. There will be a canopy covering the loading dock. We sent you a copy of the letter

requesting having a temporary trailer on site. (Missy Sosler, Planning Board Secretary, confirmed that we are in receipt of that letter). Larry also advised that he will be sending us a copy of the letter and permit from DEC for our file.

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

- Mark advised that he doesn't see any issues with the application that was presented.
- We need to do referrals to OCDP and the Town of Chester.
- The wetland permit issues were discussed with the prior application, and the permit was included as well.

Chairman asked Larry if there are any operational impacts. Larry advised that the addition is on the corner of the building, and none of the side or rear yards will be impacted.

MOTION made by Member Robert Jankelunas, seconded by Member Anthony LaSpina to type the project as UNLISTED. ***MOTION*** passed 4-0.

Chairman asked if there are any other involved agencies such as the DEC. Mark Edsall advised that the DEC issued a permit to include this application so there is no need to resubmit it back again. The DEC acknowledgement is not an issue.

MOTION made by Member Vincent Rappa, seconded by Member Robert Jankelunas to assume Lead Agency. ***MOTION*** passed 4-0.

Chairman asked Mark Edsall if he has reviewed the short EAF. Mark Edsall advised that, in this case, the only potential impact relative to wetlands that were an issue is already closed. A negative declaration is in order.

MOTION by Member Robert Jankelunas, seconded by Member Anthony LaSpina that the property action will not result in any significant, environmental impact under SEQRA.

John Orr advised Larry Torro that we have not received the checks from Rob Brophy as of today. Larry Torro advised that Rib Brophy told him that the checks were being overnighted. Larry will check with Rob tomorrow and get back to Missy Sosler.

Chairman advised that referrals will be done to the OCDP and the Town of Chester. He also advised that they will be at the next meeting. Chairman asked if a Public Hearing is necessary. John Orr advised that this project is not new; it is a minor addition. Harold Pressberg advised that it is at the discretion of the Planning Board as to whether or not a Public Hearing is held.

MOTION by Member Vincent Rappa, seconded by Member Anthony LaSpina to waive the Public Hearing. ***MOTION*** passed 4-0.

5. General Discussion

Harold Pressberg advised the Board that it is official; the Village of Chester is being sued by BT Holdings.

Member Jankelunas asked Harold Pressberg about the recent newspaper article regarding students from the Greenwood Lake School District coming into the Chester School District which would increase the District totals by 50%. He asked if this would have any effect on the new housing development going on. Harold Pressberg advised that he doesn't feel this situation would open SEQRA. Chairman advised that they are exempt from the local board. Mark Edsall advised that they still have to go through the environmental assessment of what the intents of their actions are. Chairman advised that it would be by virtue of the State. Member Jankelunas asked what would happen then, and Harold Pressberg advised that they would make the decision.

Member Jankelunas shared with the Board that he, along with Gene Winters and Keith Brideweser, attended the Full-Day Class Session on 3/20/15. He advised that the afternoon session was about zoning for solar energy. He remarked that there is one project on Maple Ave. which is free standing solar panels. He advised that he is assuming that we issued permits for it because we have no zoning requirements for it. John Orr advised that he utilized on ground mount and went through the same steps in lieu of not having anything for solar.

Member Jankelunas as well as Member Winters advised that the session provided many good ideas that the Village should think about considering at some point. Member Jankelunas asked Missy to send out the link to the information, which was provided to him, to the Village, Planning and Zoning Board members for their review. Harold Pressberg advised that the first step would be to bring this information to the Village Board.

Chairman Ramsdell asked if anyone had anything else to discuss and, as there were no other comments, ***MOTION** was made by Member Anthony LaSpina, second by Member Vincent Rappa, to ADJOURN THE MEETING. Motion passed 4-0. Meeting adjourned at 8:14PM.

Respectfully Submitted,

Missy Sosler
Planning Board Secretary