

**MINUTES****VILLAGE OF CHESTER PLANNING BOARD****MAY 27, 2014****REGULAR MEETING**

**PRESENT:** Richard RAMSDELL, Chairman  
 Gene WINTERS, Member  
 John REILLY, Member  
 Anthony LASPINA, Member  
 Robert JANKELUNAS, Member  
 Harold Pressberg, Attorney

**REGULAR MEETING – 7:00 PM**

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

**1. MINUTES**

None

**2. Correspondence**

Letter from DOT regarding DePaulius 94 Phase V  
 Letter from Mark Siemers to NYS DOT Re: Meadow Hill Apts.

**3. Code Enforcement Officer Report**

None - John Orr on vacation

**4. Projects for Review**

<b>Project #12-08</b>	<b>Project Name: Meadow Hill Apts.</b>
<b>Applicant/Owner:</b>	<b>John Sorrentino</b>
<b>Location:</b>	<b>NYS Rt. 94 (SBL 102-1-1.2)</b>
<b>Re:</b>	<b>Construction of apartment complex</b>
<b>Presented By:</b>	<b>Mark Siemers</b>

Mark Siemers addressed the Board. He advised that he has revised the site plans to address the following: Mark Edsall's comments, Health Department and Tom Becker (Water Main) and comments from the Planning Board Members.

The revisions to the site plans are as follows:

- 1) The widening of the entrance boulevard and center island so we can incorporate the landscaping.
- 2) The school was contacted regarding school bus pick up of the children. They advised that pick up will be at the end of Rt. 94. To accommodate the pick up; the parking lot located between buildings 4 and 5 will be extended to add 8 more parking spaces. The spaces will be painted as "Bus Stop". The sidewalk will be connected along the back and up to the entrance. John Orr commented that since you are adding 8 spots, you could eliminate and/or remove some parking spaces directly across from the entrance and put in a bus stop for the local buses which will be utilizing the site.
- 3) The landscaping has been revised to add ground cover around all the buildings; low, deciduous and evergreen shrubs. Burning Bushes and Crab Apple trees would line the center island but there would be included leeway for flexibility in the species of the plants. The trees in front of the buildings would be low growing trees. (Conversation occurred between Chairman Ramsdell and Mark Siemers regarding the remaining, existing trees on the site plan.)
- 4) Mark Siemers presented and shared pictures the owner sent him of what he would like the entrance sign to look like. Of course, the sign would be revised for the Meadow Hill Project. The actual face of the sign would be 4x4 to meet the code. It will be lit by ground lighting. Mark Siemers indicated on the site plan to Chairman Ramsdell where the sign will be located.
- 5) Regarding the traffic issue, hoping for improvement with a possible signal change per DOT. (Rt. 94 – 17M traffic light changes.) All of this information is subject to DOT and Mark Edsall's following up with Sibi from DOT. Chairman Ramsdell read the letter Mark Siemers sent to Sibi at DOT.
- 6) The site plans have been resubmitted to the Orange County Department of Health and Tom Becker, Water Commissioner, for their review and approval.

Member Reilly asked Mark Siemers if there will be a spot for an American Flag. He would like to see it out front in line with the sign. Mark Siemers advised that he will discuss it with the owner.

Mark Siemers asked Chairman Ramsdell if there are any questions for him. He then asked Chairman Ramsdell if the Board would be willing to give the project Conditional Site Plan Approval based on the conditions of:

- 1) DOT approval
- 2) Orange County Department of Health approval

Harold Pressberg advised that he will prepare a draft resolution for Conditional Site Plan Approval.

**Project #14-02            Project Name: Nexans Site Plan Amendment**  
**Applicant/Owner:    Nexans Energy, USA, Inc.**  
**Location:                25 Oakland Ave.**  
**Re:                         Construct new outdoor storage area**  
**Presented By:         Alain Blezy**

Alain Blezy addressed the Board and advised them that Fed Ex will be taking over the entire Newburgh, NY, building that Nexans occupies sooner rather than later. Therefore Nexans will have to go back to outdoor storage in their Chester, NY, location. He went on to state that their timeline to get this accomplished is very crucial, and they need to make use of their existing area in their Chester, NY, location.

Richard Wostbrock, the Nexan's engineer, reviewed Mark Edsall's comments:

- 1) Parking: He will revise the plan to meet the parking requirements.
- 2) Stormwater/Drainage: Mr. Wostbrock advised that at the 5/1/14 Work Session it was stated that less than 1 acre disturbance would not require a stormwater report. Chairman Ramsdell advised that his memory of the Work Session was that John Szwarowski from Mark Edsall's office was there and he recognized very quickly the necessity for SWPP. Chairman Ramsdell was in agreement with the statement that if it is not required by the DOT we don't want to do it.
- 3) Retaining Wall: Richard Wostbrock advised that all 4 of Mark Edsall's comments seem reasonable; heights will be 13 to 14 ft. and, maybe, in the far corner; 18 ft.
- 4) Fence: Chairman Ramsdell asked Mr. Blezy how they were able to install an 8ft. fence in the past and if a variance were needed. Mr. Blezy advised that it was a mixture of fences; part 10 ft. and part 8 ft. Chairman Ramsdell stated that this will have to be resolved.

Chairman Ramsdell advised that we should do SEQRA next. Harold Pressberg advised that this should be typed as an Unlisted Action, with a Short EAF and Village of Chester Planning Board as Lead Agency.

- 1) **\*MOTION** by Member John Reilly to make a resolution to Type this as an Unlisted Action, seconded by Member Robert Jankelunas. **\*MOTION** passed 5-0.
- 2) **\*MOTION** by Member Robert Jankelunas to make a resolution to name the Village of Chester Planning Board as intending to be Lead Agency, seconded by Member Anthony LaSpina. **\*MOTION** passed 5-0.
- 3) **\*MOTION** by Member Robert Jankelunas that having reviewed the SEQRA short form, the Village of Chester Planning Board finds that there will not be any potentially significant environmental impacts, seconded by Member Anthony LaSpina. **\*MOTION** passed 5-0.

Member Winters expressed concern about trucks going in and out; if there was a proposed road from Rt. 17M into BT Holdings and possibly up into your facility, could that still be done? Mr. Blezy advised that if it dead-ended on to the property, it would be "ok", but if it travels through the property, it would be a problem logistically.

Public Hearing: Chairman Ramsdell advised that if construction of building is less than 10% of what you have and no different, a Public Hearing might not be needed. Member Winters advised that there should be a Public Hearing because it will affect the neighbors. Chairman Ramsdell then advised that since the project will be back at the next Planning Board meeting we could schedule a Public Hearing at that meeting.

**\*MOTION** by Member Winters to hold a Public Hearing at 7pm on 6/24/14 on this application, seconded by Member LaSpina. **\*MOTION** passed 5-0.

Chairman Ramsdell also advised that we will need to do a referral to the OCDP. Chairman Ramsdell also suggested to Richard Wostbrock that he contact Mark Edsall and have a conversation with him. Member Winters then asked Mr. Blezy what his timetable is, and he advised that they have to be out by 6/8/14.

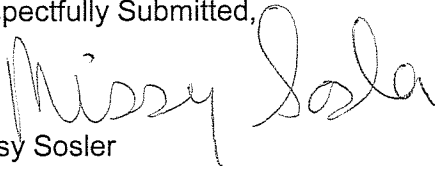
Harold Pressberg advised that Conditional Site Plan Approval couldn't have been given today because we need at least 30 days to hear back from OCDP, and that there will also have to be a ZBA Meeting in July so that you can ask for an area variance. Harold Pressberg further advised that if they need something temporary, you can talk to John Orr and maybe he can help you with that.

**4. General Discussion**

Leslie Smith asked about the location of Elmwood Apts. Chairman Ramsdell advised that the project would be located on the former Townsend site. He further advised that John Sorrentino is proposing apartments there, and we have his application. It is significantly less than the previous applications we've seen. Leslie Smith asked what the zoning is there, and Chairman Ramsdell advised that is B1.

Chairman Ramsdell asked if anyone had anything else to discuss and, as there were no other comments, **\*MOTION** was made by Member Robert Jankelunas, second by Member Anthony LaSpina to ADJOURN THE MEETING. Motion passed 5-0. Meeting adjourned at 8:13PM.

Respectfully Submitted,



Missy Sosler  
Planning Board Secretary