

**MINUTES****VILLAGE OF CHESTER PLANNING BOARD****JULY 22, 2014****REGULAR MEETING**

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

**REGULAR MEETING – 7:10PM**

Chairman Ramsdell opened the Regular Meeting at 7:22PM.

**1. MINUTES**

Review draft of January and February, 2014 Planning Board Meeting Minutes.

**\*MOTION** was made by Member John Reilly, seconded by Member Anthony LaSpina, to ACCEPT THE JANUARY AND FEBRUARY 2014 MEETING MINUTES AS DRAFTED. **\*MOTION** passed 5-0.

**2. Correspondence**

None

**3. Code Enforcement Officer Report**

Presented by John Orr. (Copy attached)

**4. Projects for Review**

<b>Project #14-03</b>	<b>Project Name: BYK USA, Inc.</b>
<b>Applicant/Owner:</b>	<b>BYK USA, Inc.</b>
<b>Location:</b>	<b>48 Leone Lane (SBL 113-1-8 / M1 Zone)</b>
<b>Re:</b>	<b>Applicant Proposing 5,100 SF addition to the existing facility</b>
<b>Presented By:</b>	<b>Larry Torro – Engineer</b>

Larry Torro addressed the Board and advised that the applicant is proposing a 5,100 SF addition to the existing facility. He advised that the DEC deemed their report regarding wetlands as complete and that they should come to the Planning Board, begin their application process, designate the Village of Chester Planning Board as the Lead Agency and finalize their notices for publication as required. He further advised the Board that the only other disturbance would be behind the building where they will install a concrete pad for a water chiller.

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

- The record needs to be clear about all uses within the buffer area.
- Not sure if proposed project is within 500 ft. of Rt. 17M.
- Need to initiate SEQRA.
- The Planning Board must determine if a Public Hearing is required.
- Some minor corrections to the site plan are needed; completion date and indication of handicap spots.

Chairman Ramsdell asked Mr. Torro if he has a sense of the timing with the DEC. Larry Torro advised that he received an email, 2 to 3 weeks ago, indicating his office would receive a notice within a few days but they haven't received anything as of yet. He feels that it will be 2 to 3 months for the DEC.

Mark Edsall advised that the DEC won't issue approval until SEQRA is done. He went on to say that, in his opinion, construction in a wetland buffer may not be a big deal but you must disclose all other uses for the wetland.

Harold Pressberg advised that the Board should review Part 2 of the EAP application.

A **\*MOTION** was made by Member Anthony LaSpina, seconded by Member John Reilly, to type this as an UNLISTED ACTION. **\*MOTION** passed 5-0.

A **\*MOTION** was made by Member Gene Winters, seconded by Member Anthony LaSpina that the Village of Chester will announce that it intends to establish itself as Lead Agency for this project. **\*MOTION** passed 5-0.

Chairman Ramsdell asked Mark Edsall how close he thinks we are to making a SEQRA determination. Mark Edsall advised that we are approximately 30 days. He proposed that Part 2 be completed between now and the next meeting.

Harold Pressberg advised that a Public Hearing should be scheduled. A **\*MOTION** by Member Gene Winters, seconded by Member Anthony LaSpina to hold a Public Hearing at the next Planning Board Meeting on 8/26/14 at 7:00PM.

<b>Project #13-08</b>	<b>Project Name: Elmwood Park Apts.</b>
<b>Applicant/Owner:</b>	<b>John Sorrentino</b>
<b>Location:</b>	<b>Elm St.</b>
<b>Re:</b>	<b>Revised fully designed Site Plans</b>
<b>Presented By:</b>	<b>Mark Siemers</b>

Mark Siemers addressed the Board and advised that since his last appearance here he made sketch plan revisions and the project moved into the design phase. He advised that he worked with Phil Grealy, Traffic Consultant with Maser Consulting and Mark Edsall on the traffic study that he is submitting, tonight, along with a full set of design plans.

He advised that he added handicapped parking spaces to the parking lot. He further advised that he gave a sketch plan along with a letter to the Fire Department in November of 2013. The fire chief advised him that he will speak to John Orr and he (John Orr) will refer comments to Mr. Siemers regarding emergency access.

Mark Siemers advised that he, Phil Grealy and Mark Edsall walked the site. He advised that the traffic issues are noted in conjunction with the Meadow Hill traffic study. The parking is limited at the entrance of Elm Street.

He advised that they have the same bedroom ratio issue that they have with the Meadow Hill Project and they intend to submit a request for a variance to the Zoning Board of Appeals; 6 – 1BR, 14-2BR, 2 total buildings, 20 total Units.

Chairman Ramsdell advised that projects on this property have been previously reviewed over the last several years. He then asked about the possible existence of an old cemetery where the project would be built. Mark Siemers advised that they did research the property and based on all of their research there is a cemetery located on a 25 x 25 foot area at the end of Lot 111-2-44. He stated that he will get any other information he can from the surveyor.

Cliff Patrick, Chester Town Historian, advised that he was told that the particular area is not part of a church cemetery but the Townsend Family cemetery plot. He was not sure of how many burials might be there.

Chairman Ramsdell asked Mark Siemers to comment on what the conservation easement means. Mark advised that he will supply a narrative to the Board that will further outline the conservation easement and the cemetery information.

Chairman Ramsdell advised that a prior owner of this property performed work on the area which is indicated on the map. He asked if we need to have this site plan show that there is an encroachment located there.

Mark Edsall advised that the plan indicates 2 private property encroachments and that Mark Siemers should talk to his client and with the adjacent property owner to move his "stuff" back on his property.

Member LaSpina asked where will the water drain from the property. Mark Siemers advised that all of the water will enter drainage structures and piping in the parking area, routed to the retention pond and then into the Village existing drain system. Mark Edsall suggested that we bring in the Street Superintendent to comment on this. Member LaSpina commented that the drain off could, potentially, be too much for the system. (Conversation ensued regarding areas on the map)

Mark Edsall's comments on the project described above (copy attached) were reviewed and general discussion held. Mark began by stating that it should not be misunderstood, that the quantity of comments is a reflection of Mark Siemer's site plans. He is trying to drill down and look deeper into each one.

- We need to figure out the other agencies involved as soon as possible.
- The plans need to be referred to Moodna Basin.
- We need to hear from the Street Superintendent regarding the storm water concern.
- Is there a SWIPP yet? Mark Siemers said there was not.
- The plans are extending to a full set and are adequate.
- Regarding the referrals; we need to wait until Mark Siemer's has one more round of revisions and then we can send them out.

**\*MOTION** by Member John Reilly, seconded by Anthony LaSpina to type as "Unlisted" for SEQRA.  
**\*Motion** passed unanimously.

**\*MOTION** by Member Gene Winters, seconded by John Reilly to have the Village of Chester assumes "Lead Agency". **\*MOTION** passed unanimously.

Chairman Ramsdell asked Mark Siemers if he felt that there was anything in Mark Edsall's comments he may find difficult to achieve. Mark Siemer's advised that he does not and that he knows that he has work to do; meet with Tom Becker, Charlie Bono as well as prepare a submission to the DOH and DEC.

Member Winters asked Mark Siemers if the school district has been advised of the proposed development yet and mark Siemers said that it has not but it will be.

Chairman Ramsdell asked if we are near the Public Hearing threshold. Mark Edsall advised that we are not there yet. We need to have all in-house issues resolved before we hold a Public Hearing.

Harold Pressberg advised that the project will need to go to the Zoning Board of Appeals for a variance. Mark Siemers advised that they will be asking for a variance for a 2 to 1 bedroom breakdown. Harold also advised that he should notify the Zoning Board of the Meadow Hill project.

Member Winters asked about an emergency exit on the plan. Mark Siemers advised that there is not, just the 30 ft. wide road. Chairman Ramsdell advised that on the original plans, there was an emergency exit.

Chairman Ramsdell asked if we have covered all at this point. John Orr advised that they will be at the 8/7/14 Work Session. John Orr advised that he wants to set up a meeting with Mark Siemers on 8/4/14, in the morning, because the Work Session will not give us enough time.

Chairman Ramsdell asked if there was anything else that needed to be discussed on this project at this time and there was not.

#### **4. General Discussion**

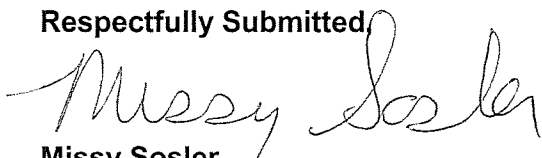
Chairman Ramsdell advised that he had a conversation with Member Winters and he suggested I visit Kings Estates, the residential development on Route 94 in Warwick, NY. He advised that he drove through on Monday in the morning and he took pictures and printed them out for everyone to see. He pointed out what, he felt, were some significant items such as; short driveways which are very similar to the ones we are being asked to consider for LL4. Many of the driveways had 3 cars and, in several cases, they took up the entire yard. Harold Pressberg advised that you should include these pictures in your report to the Village Board.

Chairman Ramsdell advised that the Board needs to get re-engaged with the LL4 report. Chairman then advised Harold that we still haven't received anything official from the Village Board regarding the requested report. Harold advised that the Planning Board will not be receiving anything more "official" from the Village Board in addition to the oral request he relayed.

Chairman Ramsdell then addressed everyone and advised that this meeting is John Reilly's last meeting. He stated that John attended his first Planning Board Meeting on September 27, 1987 and that he has held his position on the Board for 26 years, 9 months and 25 days. He told John that he will be sorely missed to say the least. He gave John a copy of the minutes from his very first meeting as a memento of his years with the Board and wished him the very best in his future endeavors.

Chairman Ramsdell asked if anyone had anything else to discuss and, as there were no other comments, **\*MOTION** was made by Member John Reilly, seconded by Member Gene Winters, to ADJOURN THE MEETING. Motion passed 5-0. Meeting adjourned at 9:35PM.

**Respectfully Submitted,**



**Missy Sosler**  
**Planning Board Secretary**