

MINUTES**VILLAGE OF CHESTER PLANNING BOARD****SEPTEMBER 23, 2014****REGULAR MEETING**

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

REGULAR MEETING – 7:00PM

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

1. MINUTES

Review draft of May 27, Planning Board Meeting Minutes.

***MOTION** was made by Member Robert Jankelunas, seconded by Member Anthony LaSpina to ACCEPT THE MAY 2014 MEETING MINUTES AS DRAFTED. ***MOTION** passed 5-0.

2. Correspondence

- a. #13-08 – Elmwood Park Apts.:
 Reply from the NYS Office of Parks, Recreation and Historic Preservation

3. Code Enforcement Officer Report

Presented by John Orr. (Copy attached)

4. Projects for Review

Project #14-01 Project Name: 2 Apts. Vadala Rd.
Applicant/Owner: Matt Houston
Location: 2 Vadala Rd. (SBL 108-2-6)
Re: Construction of 2 – 2 Family Duplexes
Presented By: Matt Houston

Matt Houston addressed the Planning Board and advised that he attended the work session on 9/4/14. He advised that he just received Mark Edsall's comments approximately 15 minutes ago, and he is looking to receive conditional approval for this project, tonight.

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

- The Bulk Table must be made complete.
- The stormwater improvements have been made.
- Site Plan must be reviewed with the Street Superintendent.
- Catch Basin #3 must be acceptable to the Street Superintendent.
- The water service type is depicted as 3/4", but he doesn't feel that 3/4" service is adequate to serve 4 Units.
- The main sewer service size should be indicated; 6" should be adequate.
- He is not sure what the graphic stone graphic depiction on the plan in the vicinity of the dumpster enclosure is intended to mean.
- Regarding the parking lot, he feels that a 4" sub base with 3" paving is light. The minimum should be 6" and 4" respectively.
- There is not enough lighting detail and information on the fixtures.
- There are inconsistencies with the curb details.
- There is detail regarding the silt fence, but there is no information regarding the minimum requirements.

Chairman Ramsdell asked if this project has been sent to the OCDP, and it had not. He advised that we need to do that. He also advised that we will need to hold a Public Hearing for this project.

Matt Houston then advised Chairman Ramsdell that at the 9/4/14 Work Session there was discussion about not needing a Public Hearing on this project. Both Chairman Ramsdell and Harold Pressberg advised that they did not recall having that conversation, and they would not have made that determination.

John Orr advised Matt Houston that the Planning Board's procedure is that an applicant submits the project plans, we send them to our engineer to review, and the engineer's comments are given to the applicant at the meeting.

***MOTION** by Member Robert Jankelunas, seconded by Member Anthony LaSpina, to hold a Public Hearing on this project at our 10/28/14 Planning Board Meeting. Motion passed unanimously.

Harold Pressberg asked about the "no parking" signs. Mark Edsall advised that the "no parking" signs are definitely needed prohibiting parking on the easement areas.

Chairman Ramsdell asked if anyone on the Board had any questions and no one did.

Anthony Quinn, 77 Main St., requested a copy of the latest site plans prior to the Public Hearing. John Orr advised him that he will need to FOIL that request.

Project #14-04	Project Name: Prestige Body Shop Site Plan Amendment
Applicant/Owner:	Paul DiLorenzo
Location:	30 Lehigh Avenue (SBL 115-1-4.1)
Re:	Site Plan Amendment – Add Special Uses to Existing Auto Body Shop for used car sales and a U-Haul Rental Center
Presented By:	Jim Dillin

Jim Dillin advised that he attended the Work Session, on 9/4/14, and discussed adding a used car sales lot and a U-Haul Rental Center to the project. Harold Pressberg suggested that these 2 additional uses would be Special Permitted Uses. Jim Dillin advised that they are using the same site plan and they would be adding the new uses to it. They would need parking for fifteen cars which would be for sale and an area where the U-Hauls would be stored.

Chairman Ramsdell asked if there will be a note on the site plan because this is in addition to the approved site plan. Jim Dillin advised that there would be, and it would be entitle amended site plan box with detail.

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

- He advised that he spoke with John Orr as to whether the prior application was actually perfected and completed or is it now rolling into what they proposed, in the past, into a more comprehensive application.
- John Orr advised that the spray booths and parking lots had been completed and approved.
- A suggested amendment plan box memorializing the changes to the previously approved plan.
- The plan needs to be cleaned up so the changes are clearly indicated as minor amendments to the previously approved application.
- There are no significant concerns about the additional uses as long as the CEO approves the uses.
- Must decide as to whether a Public Hearing will be held.
- Must refer to the OCDP.
- Need to speak with the attorney regarding typing for SEQRA.

Harold Pressberg recommended that we type this as TYPE II for SEQRA.

***MOTION** by Member Gene Winters, seconded by Member Robert Jankelunas, to TYPE this project as TYPE II for SEQRA. ***MOTION** passed unanimously.

Chairman Ramsdell advised that this should be referred to OCDP and the Town of Chester.

Chairman Ramsdell asked Harold Pressberg about the necessity of holding a Public Hearing. Harold Pressberg advised that we did not need to hold a Public Hearing.

***MOTION** by Member Gene Winters, seconded by Member Robert Jankelunas, to dispense with a Public Hearing. ***MOTION** passed unanimously.

5. General Discussion

Chairman Ramsdell advised that the Village Board has requested that the Planning Board submit a report on the bedroom count ratio for multiple dwellings.

Harold Pressberg clarified part of the Village Board's request as it being the ratio between single bedroom and multiple bedrooms.

Chairman Ramsdell advised that he sent out information to the Planning Board members, and that he will take up the issue at the next meeting and complete it at that time.

Harold Pressberg advised that we need to make a report for Section 98-40.

The next project for general discussion was the **Chester Motel - #02-07**.

Chairman Ramsdell advised that when we last spoke about this project, we had made a decision to re-stamp the existing, approved site plan drawings with a new date and obtain a new completion date. We would then make copies of the site plans, and they would represent the most recent, official site plans.

Eric Stein advised that there are no changes to the original drawings. John Orr suggested that we use the ones that we have in-house and stamp the multiple copies. Mark Edsall suggested that we dig out the prior conditions of approval and reference them since that would be the safest route to take.

Member Rappa asked if there were some variances involved with this project, and Eric Stein advised that there were variances and easements. John Orr advised that the original approval was on one piece of property.

Mark Edsall advised Eric Stein that he needs to deliver copies of the easements to the Village office. Eric Stein advised that the subdivision map was done in August of 2010 and that he has the dates and references on the subdivision map.

***MOTION** by Member Vincent Rappa, seconded by Member Anthony LaSpina, for a Resolution to re-approve of the site plan with all the prior approval's conditions that the applicant supply copies of the easements and variances. ***MOTION** passed unanimously.

A discussion of fees ensued. Eric Stein stated that he thinks the fees should be the same as they were before. Chairman Ramsdell advised that there will be further discussion regarding the fees. Harold Pressberg asked if there was a completion date on the original site plan. Larry Torro advised that he didn't know if it had a completion date on it. Chairman Ramsdell advised that they need a completion date. Eric Stein advised that the completion date is 9/23/17.

Eric Stein advised that he will make sure that he gets copies of the easements to the Planning Board Secretary, Missy Sosler.

Chairman Ramsdell took a minute to welcome our new Planning Board Member; Vinny Rappa. He advised that, although Vinny is new to the Planning Board, he was the former Chairman of the Zoning Board and that we are very happy to have him on board.

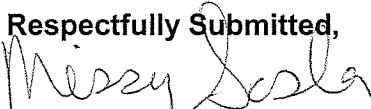
Chairman Ramsdell then advised that he wanted to update the Planning Board Members on the recent request he received from Ian Schlanger, the attorney for the Village Board of Trustees. Ian is putting together a document which is a variant of what is referred to as Local Law Number 4 of 2013 for changes to the Zoning Law. It would be a draft law that reflects what the Planning Board has been recommending. He advised that he is confident that they have begun with the last comment sheet we submitted.

Chairman Ramsdell advised that he reviewed all of this over the weekend and discussed it with Harold Pressberg. Chairman Ramsdell asked Harold Pressberg if they were finished with it, and Harold advised that he is under the impression that there the Village Board of Trustees will be another Public Hearing regarding the matter.

Chairman Ramsdell then asked if there were any questions regarding the matter, and Trustee Chris Battiato asked the Chairman how does he know which one of the many drafts of the local law he has and that it is the last one the Planning Board sent to the Village Board. Chairman Ramsdell advised that the most current report would be titled "Local Law No. 3 of 2014".

Chairman Ramsdell wrapped up the discussion about the latest document by advising that there are no changes, and there is nothing new from what the Planning Board has been saying prior to this document, the Planning Board stance has not changed. He advised that the document has already been sent. Harold Pressberg advised that we are assuming that all of the documents will be published.

Chairman Ramsdell then asked if there was anything else to discuss and, as there was not; ***MOTION** by Member Gene Winters, seconded by Member Vincent Rappa, to ADJOURN THE MEETING at 8:00PM. ***MOTION** unanimously passed.

Respectfully Submitted,

Missy Sosler
Planning Board Secretary