

## MINUTES

### VILLAGE OF CHESTER PLANNING BOARD

MARCH 27, 2018

#### REGULAR MEETING

**PRESENT:** Richard RAMSDELL, Chairman  
Robert JANKELUNAS, Member  
Anthony LASPINA, Member  
Vincent RAPPA, Co-Chairman  
Gene WINTERS, Member

**NOT PRESENT:** Mark EDSALL, Planning Board Engineer

**ALSO PRESENT:** John ORR, Code Enforcement Officer  
Harold PRESSBERG, Planning Board Attorney

#### **\*\*\*\* REGULAR MEETING \*\*\*\***

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

#### **MINUTES**

Review Draft February 2018 Planning Board Meeting Minutes. **\*MOTION** made by Member Jankelunas, second by Member LaSpina, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 5-0

#### **CORRESPONDENCE**

None

#### **CODE ENFORCEMENT OFFICER REPORT**

Presented by CEO John Orr and discussion held regarding:

- 67 Greycourt Avenue: Member Winters asked if the project was approved as the house appears to be a tight fit on the property. CEO John Orr confirmed it was a subdivision approved by the Planning Board and the plans were reviewed by the Building Department for approvals.
- Meadow Hill: Member Jankelunas asked if there were outstanding items to be finished. CEO John Orr advised there is a punch list from last year which includes the sidewalks connecting the complex to the sidewalks along Route 94.

#### **WORK SESSION REVIEW**

Planning Board Secretary reviewed the applicants that appeared at the March 8, 2018 Work Session:

- Hudson Valley Federal Credit Union reviewed updates to their plans and advised they would submit plans to appear at the April Planning Board meeting. CEO John Orr expressed concern about constructing the access lane between the Credit Union and the existing Holiday Inn as requested by the Village.

#### **PROJECTS FOR REVIEW**

##### **1. Village Board Referral of Proposed Local Law # 2 of 2018**

Village Board referral of the proposed Local Law #2 of 2018, which proposes amending Zoning Chapter § 98-23.1 entitled Senior Housing (copy attached).

The letter drafted by Planning Board attorney Harold Pressberg and Planning Board Chairman Rick Ramsdell was read into the record by Chairman Ramsdell. **\*MOTION** made by Member LaSpina, second by Member Jankelunas, to **DECLARE THE REVIEW OF PROPOSED LOCAL LAW #2 OF 2018 IS FINAL AND SEND THE LETTER AS DRAFTED TO THE VILLAGE BOARD**. Motion passed 4-0, Member Winters abstained as he objected to the wording about the Townsend project.

**2. Village Board Referral of Proposed Local Law # 3 of 2018**

Village Board referral of the proposed Local Law #3 of 2018, which proposes amending Zoning Chapter § 98, Zoning, Schedule of District Regulations, Principal Permitted Uses in RM District (copy attached).

Chairman Ramsdell read the proposed amendment into the record (copy attached) and general discussion held regarding the wording and intent of the amendment. The Board agreed the proposed amendment needs to be rewritten to make the intent clear that only one dwelling structure- a single family or two-family house - is permitted on a lot, and Village Attorney Harold Pressberg will suggest a different language and prepare a draft report to the Village Board for Planning Board review.

**General Discussion**

Discussion was held regarding:

- Gordon Shehab requested clarification of proposed local law #2 of 2018 regarding what it includes and what's been removed. CEO John Orr advised the Planning Board requested the storage requirement be kept in the code; the required acreage was reduced for smaller projects, elevators will not be required for 2 story buildings, security guards will not be required for smaller projects.
- Cliff Patrick asked if there is a height requirement on the storage units and what would stop the builders from constructing a crawl space. Chairman Ramsdell advised there is no height requirement in the existing code, however, crawl spaces are not allowed for required uses.
- David Stevenson asked how many of the bottom floor apartments at Meadow Hill are rented to seniors. CEO John Orr advised that, as of the last list provided, all of the bottom floor apartments were rented to seniors. CEO John Orr noted that Meadow Hill has done a good job of managing who rents on what floor and even asks potential renters how old they are to ensure they are put on the appropriate floor. CEO John Orr also noted that the building department has only received 2 complaints about Meadow Hill – one was a management/tenant dispute and the other was a water pressure issue.

Chairman Ramsdell asked if anyone had anything else to discuss and as there were no other comments, **\*MOTION** was made by Member Winters, second by Member LaSpina, to **ADJOURN THE MEETING**. Motion passed 5-0. Meeting adjourned at 7:45 PM.

**Respectfully Submitted,**



**Sandra VanRiper  
Planning Board Secretary**

Village of Chester  
Building and Codes Department  
Monthly Report to the Planning Board

March 27, 2018

**Current projects that were inspected during the last month:**

Petermna – 11 Elm Street

- 1- Interior work continues.

BYK – 48 Leone Lane

- 1- Work continues.

FDF – 67 Greycourt Ave

- 1- Framing and inter work underway.

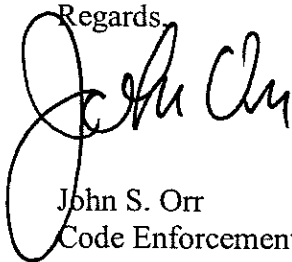
Holiday Inn – 2 Bryle Place

- 1- Issued permit for cosmetic renovation.
- 2- Work underway.

45 Leone Lane

- 1- Issued permit for automated racking system.

Regards,



John S. Orr  
Code Enforcement Officer

# Village of Chester

47 Main Street

Chester, New York

845-469-2388

845-469-5999

Website: [www.villageofchesterny.com](http://www.villageofchesterny.com)

*Mayor: John T. Bell*

*Village Clerk: Rebecca Rivera*

*Trustees: Christopher Battiato*

*Alan Battiato*

*Elizabeth A. Reilly*

*Brian J Boone*

## RESOLUTION

Rebecca Rivera, Clerk of the Village of Chester in Orange County, New York, hereby certifies that the following is a true copy of a Resolution duly adopted by the Mayor and Board of Trustees at a meeting duly held on February 13, 2018:

### 18-5 Resolution Referring Introductory Local Law#2 of 2018 to the Village Planning Board

**WHEREAS**, on this 13<sup>th</sup> day of February, 2018, a proposed Local Law was introduced, entitled Introductory Local Law #2 of 2018 "Amendment to Chapter 98 Zoning Senior Housing"; and

**WHEREAS**, pursuant to the Village's Code, any proposed amendment to the zoning code must be referred to the Village of Chester Planning Board for a report,

**NOW, THEREFORE**, be it hereby

**RESOLVED**, that Introductory Local Law #2 of 2018 is hereby referred to the Village of Chester Planning Board; and be it further

**RESOLVED** that the Village Clerk is hereby authorized to take such necessary and further steps to effectuate the above.

In Witness, Whereof, I have signed this certificate and have affixed hereto the seal of the Village of Chester.

  
Rebecca Rivera

{SEAL}

Village Clerk

Introductory Local Law No. 2 of 2018

Be it enacted by the Mayor and Trustees of the Village of Chester, New York, that Section 98-23.1 of the Village Code, entitled Senior Housing be amended as follows:

Proposed new language appears in bold type and language proposed to be deleted shows as being stricken out.

F. Lot and bulk requirements.

**(1)** The following lot and bulk requirements shall apply to projects for a SCH special use permit:

**(a)** Minimum *available* lot area. The minimum permitted lot area shall be ~~three~~ **two and one half (2½)** acres. In calculating the maximum number of dwelling units ~~per acre~~, any lands which are subject to flooding or which are occupied by public utility easements *or* in such manner as to prevent their use and development shall not be considered in calculation of ~~the total number of~~ available acres.

G. Site regulations.

**(5)** Building location. No building will have more than 24 dwelling units. The side of a principal building, if opposite the side of another principal building, shall be separated therefrom by a distance of not less than 1 1/2 the height of the opposite bounding wall. If the rear of any principal building shall face the front of another principal building, it shall be distant therefrom not less than twice the height of the opposite bounding walls. Each principal building will be not less than ~~25~~ **20** feet from any parking area or curb to provide for sidewalks, landscaping or both.

H. Building and unit requirements.

**(b)** Indoor community space. ~~Indoor community space and related equipment shall be required~~ **Projects with 30 units or more shall** provide indoor community space and related equipment to provide social and recreational opportunities for project occupants. Included may be such facilities as game rooms, indoor pool, meeting rooms, dining rooms, exercise rooms or other space for active or passive recreation. Such space, exclusive of a common lobby, hallways and basements, in a type and quantity as required by the Planning Board.

**(c)** Barrier-free access. All multifamily dwellings shall provide barrier-free access, and, at minimum, doors shall be three feet wide, thresholds shall be flush with the

floor. *When buildings are arranged with interior hallways to access housing units and when buildings are three stories or taller ramps or elevators shall be provided so that all areas of the structure are accessible to the physically handicapped.*

*(d) Appropriate twenty-four-hour private security and maintenance will be provided for projects with 30 units or more.*

(2) Unit requirements.

~~[5] Storage. A minimum of 20 square feet of storage area shall be provided for each unit. Such storage area shall be in addition to normal closet space.~~

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Elizabeth A. Reilly

Brian J Boone

Rebecca Rivera, Clerk of the Village of Chester in Orange County, New York, hereby certifies that the following is a true copy of a Resolution duly adopted by the Mayor and Board of Trustees at a meeting duly held on March 12, 2018:

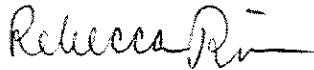
## **18-5 Resolution Referring Introductory Local Law#2 of 2018 To The Village Planning Board**

RESOLUTION REFERRING INTRODUCTORY LOCAL LAW # 3 OF 2018, AMENDING PRINCIPAL PERMITTED USES IN RM DISTRICT, TO THE VILLAGE OF CHESTER PLANNING BOARD AND THE ORANGE COUNTY DEPARTMENT OF PLANNING:

**RESOLVED**, that the Village Clerk, as provided in Zoning Code §98-39, refer Introductory Local Law # 3 of 2018, Amending Principal Permitted Uses in any RM District, to the Village of Chester Planning Board, for a report pursuant to Village Code §98-40(A), and to the Orange County Department of Planning for review in accordance with General Municipal Law § 239-m(3)(a)(ii).

In Witness, Whereof, I have signed this certificate and have affixed hereto the seal of the Village of Chester.

Rebecca Rivera



Village Clerk

{SEAL}

Introductory Local Law No. 3 of 2018  
Amending Principal Permitted Uses in a RM District

Be it enacted by the Mayor and Trustees of the Village of Chester, New York, that Column 2, Principal Permitted Uses in RM District in the Village Code, Chapter §98, Zoning, Schedule of District Regulations, be amended as follows:

Proposed new language appears in bold type and language proposed to be deleted shows as being stricken out.

1. RS permitted uses and two-family dwellings, not to exceed 2 dwellings units per lot.