

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

JUNE 26, 2018

REGULAR MEETING

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

ALSO PRESENT: John ORR, Code Enforcement Officer
Mark EDSALL, Planning Board Engineer
Harold PRESSBERG, Planning Board Attorney

****** REGULAR MEETING ******

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

MINUTES

***MOTION** made by Member LaSpina, second by Member Winters, to **ACCEPT THE MAY 2018 MINUTES AS DRAFTED**. Motion passed 3-0 (Member Rappa abstained as he was not at the May 2018 meeting and Member Jankelunas arrived at this meeting after the vote).

CORRESPONDENCE

No correspondence to discuss

CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr (copy attached)

- Member Rappa asked if the cement factory by Steris would stay there. CEO John Orr advised they have a couple projects coming up at Steris and across the street, so they asked if they could leave it on the property for a little while. He discussed it with the Mayor, and they didn't see an issue with it. Chairman Ramsdell asked if there is an addition planned at Steris. CEO John Orr advised the Planning Board approved an addition twice the size it is now. They phased the additions, so they built the first phase and have another addition planned. Once they get the new electronic system up and running and their customer base builds, they're going to do the second addition with an electronic system, which will almost be a mirror image of the other side.

WORK SESSION REVIEW

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

- Name:** 14 CARPENTER ROAD SUB-DIVISION **Project # 18-02**
Re: 14 Carpenter Road Sub-Division
App/Owner: Larry Torro / Beach House Associates, LLC
Location: 14 Carpenter Road (111-1-5 / RS Zone)
- Name:** HVFCU SITE PLAN **Project # 17-08**
Re: Possible demo and construction of a Credit Union
App/Owner: PBMH Properties, LLC
Location: 87 Brookside Avenue (110-2-2.2 / B2)
- Name:** JAMIE CHARLES / MONTESSORI PRE-K **Project # 1st Mtg**
Re: Site Plan / Special Permitted Use – Proposed Montessori Pre-K
App/Owner: Jamie Charles / Westbrook
Location: 2 Moffatt Lane (111-9-9 / RS Zone)

This project was not referred to the Planning Board because the property at 2 Moffatt Lane does not meet the zoning requirements for the project. The applicant advised they would be considering other properties.

PROJECTS FOR REVIEW

- 1. Project # 17-08** **Project Name: HVFCU Site Plan**
 Applicant/Owner: Hudson Valley Federal Credit Union / Ronald & Pam Bernstein
 Location: 87 Brookside Avenue (110-2-2.2 / B2 Zone)
 Re: Proposed demo of existing building and construction of a Credit Union
 Presented By: Roger Keating, The Chazen Company

Roger Keating, Engineer, provided an overview of the project:

- Proposed demolition of the Lobster Pier Restaurant for the Hudson Valley Federal Credit Union;
- New 3800 square foot branch of the Hudson Valley Federal Credit Union with 35 parking spaces;
- They are proposing to close the existing access at the northern most part of the property and enlarge the southern access point;
- The owner of the property has agreed to the emergency access between the hotel site and the proposed HVFCU site, so it has been added back on the site plan with a proposed double gate secured with a Knox box pad lock;
- The existing light pole by the southern entrance is being relocated so they can enlarge the access. They are proposing new lighting at the entrance in case the utility company will not allow them to relocate the light to the new pole;
- They included an aerial view plan to show the businesses across the street with their access points;
- Fire truck turning information has been added to the proposed site plan;
 - CEO John Orr asked how tight the turn is for the emergency vehicles;
 - Roger Keating, Engineer showed him the turning calculations on the proposed site plan.

Mark Edsall's comments were read into the record (copy attached).

It was noted that a written response from the New York State Department of Transportation has not yet been received by the Village or the applicant. Roger Keating will send the information to Mark Edsall so he can follow up with them.

The applicant was asked to darken the traffic lines on Brookside Avenue so there was a clearer picture of the access points and turning lanes along Brookside Avenue.

***MOTION** was made by Member Rappa, second by Member LaSpina, to **SCHEDULE THE PUBLIC HEARING FOR JULY 24, 2018**. Motion passed 5-0.

- 2. Project # 18-02** **Project Name: 14 Carpenter Road Sub-Division**
 Application/Owner: Amante & Norris Associates, LLC
 Location: 14 Carpenter Road (111-1-5 / RS Zone)
 Re: Minor Sub-Division (3 Lots) @ 14 Carpenter Road
 Presented By: Larry Torro, Civil Tec Engineering

Larry Torro, PE, provided an overview of the project:

- Updated site plans include the turn-around details;
- The retention pond has been eliminated and retention ponds added as discussed at the Work Session;
- Guide rails have been added as discussed at the Work Session;
- New York State Department of Transportation has not yet approved this project.

Mark Edsall's comments were read into the record (copy attached) and general discussion held:

- No County GML 239 review needed;
- Would like written comments from the Village of Chester's Street Superintendent Charles Bono;
- Follow up with the Village of Chester Sewer Department to see if the pipes should be PVC or DI;

- Contact Orange and Rockland for the light standards for a light at the end of the proposed roadway;
- Addition of a typical road section and paving detail to the proposed plans with a note that fabric will be added if the conditions require.

***MOTION** was made by Member Winters, second by Member Jankelunas, to **SCHEDULE THE PUBLIC HEARING FOR JULY 24, 2018**. Motion passed 5-0.

General Discussion

The address was clarified for the Carpenter Road Sub-Division.

Members of the audience also asked if the Carpenter Road Sub-Division would be a main access point for the BT Holdings project. They were advised the BT Holdings project has not been submitted for review.

Chairman Ramsdell asked if anyone had anything else to discuss and as there were no other comments,

***MOTION** was made by Member Rappa, second by Member LaSpina, to **ADJOURN THE MEETING**.

Motion passed 5-0. Meeting adjourned at 7:40 PM.

Respectfully Submitted,



**Sandra VanRiper
Planning Board Secretary**

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

June 26, 2018

Current projects that were inspected during the last month:

Petermna – 11 Elm Street

1- Certificate of Occupancy issued.

BYK – 48 Leone Lane

1- Work continues.

FDF – 67 Greycourt Ave

1- Certificate of Occupancy issued.

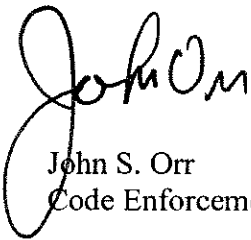
Holiday Inn – 2 Bryle Place

1- Work continues.

45 Leone Lane

1- Work continues.

Regards,



John S. Orr
Code Enforcement Officer

Village of Chester Planning Board

TECHNICAL WORK SESSION TIME SLOT RESERVATION SHEET

WORK SESSION DATE: 06-07-2018

TIME SLOT	REPRESENTATIVES and PROPOSALS	PROJECT #, if any
1:30 – 1:50	Name: 14 CARPENTER ROAD SUB-DIVISION Re: 14 Carpenter Road Sub-Division App/Owner: Larry Torro / Beach House Associates, LLC Location: 14 Carpenter Road (111-1-5 / RS Zone) Rep: Larry Torro, Civil Tec Engineering 845-610-3621	Project # 18-02
1:50 – 2:10	Name: Re: App/Owner: Location: Rep:	Project #
2:10 – 2:30	Name: HVFCU SITE PLAN Re: Possible demo and construction of a Credit Union App/Owner: PBMH Properties, LLC Location: 87 Brookside Avenue (110-2-2.2 / B2) Rep: Roger Keating, Chazen Company 518-266-7324 ofc; 518-207-6407 cell	Project # 17-08
2:30 – 2:50	Name: JAMIE CHARLES / MONTESSORI PRE-K Re: Site Plan / Special Permitted Use – Proposed Montessori Pre-K App/Owner: Jamie Charles / Westbrook Location: 2 Moffatt Lane (111-9-9 / RS Zone) Rep: Jamie Charles 917-541-0161	Project # 1st Mtg
2:50 – 3:10	Name: Re: App/Owner: Location: Rep:	Project #

**** AGENDA SUBJECT TO CHANGE ****



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.**

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
PATRICK J. HINES
LYLE R. SHUTE, P.E. (NY, NJ, PA)

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232

Writer's Email:
mje@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

**VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: HUDSON VALLEY FEDERAL CREDIT UNION SITE PLAN
PROJECT LOCATION: 87 BROOKSIDE AVENUE (ROUTE 17M)
SECTION 110 – BLOCK 2 – LOT 2.2
PROJECT NUMBER: 17-08
DATE: 26 JUNE 2018
CONSULTANT: CHAZEN ENGINEERING
PLAN DATE: Rev. 1 dated 06/12/18 (18 drawings)
DESCRIPTION: THE APPLICATION PROPOSES THE DEMOLITION OF THE EXISTING RESTAURANT AT THE SITE AND THE DEVELOPMENT OF A BANK WITH RELATED SITE IMPROVEMENTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 28 NOVEMBER 2017 AND 22 MAY 2018 PLANNING BOARD MEETINGS.

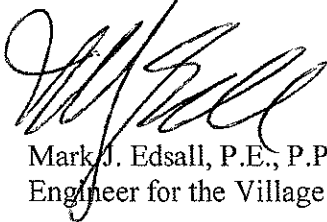
1. The property is located in the B-2 zoning district of the Village. The bank use is a Principal Permitted Use for the zone. A new submittal set of drawings has been received, and the great majority of our prior comments have been adequately addressed. We have the following new review comments:

- The bulk table has been moved to the Title Sheet (G001) and errors have been introduced into the table. Please correct.
- Title Sheet G001 now includes a drawing index per prior request; however, drawings SV1 and C591 are missing from the set.
- We suggest the text (spelling) of “Issued for Construction” be corrected on each drawing.
- Sheet C130 – We previously asked that the status of the sidewalk along Route 17M be clarified on the plans. We still believe the plans are not clear. The plan must specifically depict all existing sidewalk and/or curb vs. new or replacement sidewalk and/or curb. There should be individual details for different tasks. We can further discuss this issue directly with the applicant’s engineer.

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- Sheet C130 – The monument sign is drawn significantly out of scale when compared to the detail on sheet C530. As well, the applicant is advised that Village Code Section 98-19 E3 requires a 20 ft setback for the sign. This dimension should be added to the site plan (as currently depicted the sign is in violation of the code).
 - Sheet C531 – add the following notes to the Handicapped Parking detail:
 - All striping for the handicapped space must be blue. When a standard space adjoins a handicapped space, a double line should be installed, one blue, one white.
 - For the cross-hatched access lane near the “bottom” add painted text “NO PARKING” (also in blue).
2. Attached hereto are review comments (memo dated 18 June 2018) with regard to the Storm Sewer and Erosion & Sediment Control plans and details, as well as the SWPPP submitted for the project.
 3. Status of the review by the New York State Department of Transportation should be discussed. Have we received any written correspondence ?
 4. We will continue our review of this application as additional information is submitted.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Village

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McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
PATRICK J. HINES
LYLE R. SHUTE, P.E. (NY, NJ, PA)

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232

Writer's Email:
mje@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

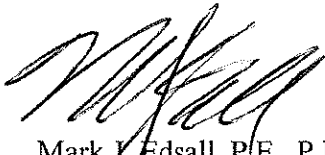
PROJECT NAME: AMANTE & NORRIS ASSOC. - 14 CARPENTER ROAD SUBDIVISION
PROJECT LOCATION: 14 CARPENTER ROAD
SECTION 111 – BLOCK 1 – LOT 5
PROJECT NUMBER: 18-02
DATE: 26 JUNE 2018
CONSULTANT: CIVILTEC ENGINEERING & SURVEYING
PLAN DATE: Rev 2 dated June 12, 2018
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 1.28+ ACRE PARCEL INTO THREE (3) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 22 MAY 2018 PLANNING BOARD MEETING.

1. The property is located in the RS zoning district of the Village. The bulk table on drawing 1 has been corrected as requested.
2. At the prior meeting, a question regarding the need for a GML 239 referral to the County Planning Department was discussed. Has a referral been made ?
3. It is our understanding the Village Street Superintendent has reviewed the plans. I have not seen a review memo as to whether the plans are acceptable or if changes are needed.
4. The plans have been revised and have addressed our previous comments. This set is a more complete submittal set. We have reviewed this new drawing set and have the following comments:
 - The building envelope must also consider the T-turnaround sections with the setbacks. This would not appear to impact the house locations as shown, however, the building envelope should be corrected on the plans.
 - Drawing 2 – Please verify the intent on the second (longer) sanitary pipe run is DI rather than PVC.

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- Drawing 2 – for the guiderail, change to read “Road End Barrier to comply with NYSDOT “Highway Barrier Detail, with alternate red & white reflective sheeting stripes”. Also add detail to Drawing 5.
 - Drawing 2 – a detail will be required for the road end barrier.
 - Drawing 5 – Trench Detail – should note that all backfill in paved areas should be NYSDOT Item #4 full depth.
 - Drawing 5 – Catch Basin Detail – since 30” dia. piping call for 42” width. Also provide for minimum 12” sump in all basins.
 - Drawing 5 – Street Section – revise road structure to 12” NYSDOT Item 4, 3.5” binder and 1.5” top course. Note 4” crown as minimum.
 - We recommend that a street light be required at the end of the proposed roadway.
5. A review will be required by the Street Superintendent. We should obtain his concurrence regarding the T-turnaround. We will reach out to him for a coordinated review.
 6. Status of SEQRA should be verified with the Attorney for the Planning Board.
 7. The Planning Board should consider authorizing a Public Hearing for this Subdivision application.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Village

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