

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

JULY 24, 2018

REGULAR MEETING

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

NOT PRESENT: Robert JANKELUNAS, Member

ALSO, PRESENT: John ORR, Code Enforcement Officer
Shawn ARNOTT, Planning Board Engineer
Harold PRESSBERG, Planning Board Attorney

****** PUBLIC HEARING ******

Chairman Ramsdell opened the Hudson Valley Federal Credit Union Site Plan Application Public Hearing at 7:00 PM.

P. Project # 17-08 Project Name: HUDSON VALLEY FEDERAL CREDIT UNION 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 restaurant and development of a bank

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

- New 3800 square foot credit union branch;
- Access to existing public water and sewer;
- Existing access to Brookside Avenue via 2 curb cuts. Proposed one curb cut access conforming with New York State Department of Transportation guidelines;
- New sidewalks to be installed where the property meets Brookside Avenue;
- Proposed emergency access between the HVFCU and the hotel site;
- New York State Department of Transportation responded to The Chazen Company's review request (letter attached for reference);
- Proposed monument sign location updated to meet the required 20-foot setback;
- Drainage will be improved during construction;
- Access points for the surrounding businesses was reviewed.

As there were no questions or comments from the Planning Board Members, Chairman Ramsdell opened the Public Hearing for public comments/questions:

- Tracy Schuh, 94 Pickerel Road, Monroe, NY asked if the green space between Rite Aid and the existing Lobster Pier is being removed or replaced; how tall the building is; if it's possible to see the proposed building to scale to get a sense of what it looks like from the post office; what are the landscaping plans; is it possible to put an emergency access from Rite Aid to the HVFCU site; or could there be one road to access to all businesses along there;
 - Roger Keating, the Chazen Company, answered her questions:
 - The proposed site plan showing the landscaping plan was reviewed;
 - They are proposing landscaping between Rite Aid and the HVFCU, but it won't be as much as there is currently on the site;
 - There is proposed green space in front of the property between parking and Brookside Avenue;
 - Interconnecting the properties is difficult with the elevations changes on the site;
 - Jay, Mauri Architects reviewed the drawings of the proposed building to show height, color, materials to be used, etc. He advised the proposed building is one story, approximately 30-32' tall.
- David Stevenson, 16 Elm Street, Chester, NY asked for a definite height of the building and what the height of the cupola is.

- Jay, Mauri Architects advised he doesn't have the specific height of the building, but it's within the Code requirements.
- David Stevenson, 16 Elm Street, Chester, NY asked if the parking could be moved to the rear of the building to minimize parking in front of the building and make it a driving lane only.
 - Roger Keating, the Chazen Company, advised they looked into putting parking in the rear of the building. They updated the site plan from earlier submissions which showed a double row of parking spaces in front of the building. They removed that parking to soften the look of the front of the building and moved that parking to the side of the building. He also noted the grade changes considerably from the front to the back of the site. The site is irregularly shaped, and they try to limit foot traffic across drive thru lanes as there have been incidents at other sites with people not paying attention while they're driving and/or walking through the parking lot.
 - David Stevenson noted he feels like the Village is missing an opportunity to move the parking as this project will be built from the ground up.
 - John Orr, CEO advised the setbacks currently in the Code are set for parking in front.
 - Roger Keating, the Chazen Company, noted the parking in the rear creates a safety hazard with foot traffic and makes it difficult to access the building.
- Tracy Schuh, 94 Pickerel Road, Monroe, NY asked if they would replace the landscaping if/when it dies and if the existing plantings would be re-purposed either on or off site.
 - Roger Keating, the Chazen Company advised since the HVFCU is only leasing the property, it would be at the property owner's discretion. He advised the HVFCU generally has 2-year warranties with their landscaping contactors.
 - CEO John Orr advised it's a violation of the site plan if a planting dies and they don't replace it in a timely manner, which will be addressed with the property owner.
- Leslie Smith, 117-119 Brookside Avenue asked about the details of the monument sign.
 - Roger Keating, the Chazen Company, advised the sign is 20 feet from the property line, perpendicular to Brookside Avenue.
 - Leslie Smith asked what the height of the sign is.
 - Roger Keating, the Chazen Company, advised it's 77 inches from the ground to the top of the sign, which is smaller than the existing Lobster Pier sign, with landscaping in front. He also noted that the sign is approximately 40 feet from the curb/roadway and 20 feet from the property line, which conforms to the code. This sign is typically used at HVFCU sites and is designed to be visible with trucks and cars alongside it. This allows customers time to see the sign and turn into the business.
 - Leslie Smith asked about the lighting for the sign.
 - Roger Keating, the Chazen Company advised the sign is externally lit. He will check on the arm mounting for the lights.
 - Planning Board Chairman Rick Ramsdell asked if there is a sign above the doors facing Brookside Avenue.
 - Roger Keating, the Chazen Company confirmed there is a sign above the doors.

As there were no additional questions/comments from the public, ***MOTION** was made by Member LaSpina, second by Member Winters to **CLOSE THE PUBLIC HEARING**. Motion passed 4-0.

P. Project # 18-02 Project Name: AMANTE-NORRIS SUB-DIVISION @ CARPENTER ROAD

Applicant/Owner: Amante & Norris Associates, LLC

Location: Carpenter Road (111-1-5 / RS Zone)

Re: Subdivision of 1.28+ acre parcel into three (3) single-family residential lots

Rachel Barese, P.E. provided an overview of the project:

- Proposed 3 lot sub-division for 3 single family dwellings;
- Road to be extended with a "T" turnaround;
- The new lots would access public utilities;
- Drainage for the sites is included in the plans.

The Board had comments/questions regarding:

- Planning Board Chairman Rick Ramsdell confirmed this road would potentially provide access to a larger site, so that's why the "T" turnaround is proposed. He asked if there would be drainage structure at the end of the road;
 - Rachel Barese, P.E. confirmed the individual lots would have their own drainage and the roadway will have its own drainage;
 - CEO John Orr asked if the applicant is planning on dedicating the street to the Village of Chester;
 - Rachel Barese, P.E. confirmed the applicant is planning on dedicating the street to the Village;
- CEO John Orr asked the applicant to update the plans to show the correct side yard Code requirements on Lot 2;

As there were no additional questions/comments from the public, ***MOTION** was made by Member Winters, second by Member LaSpina to **CLOSE THE PUBLIC HEARING**. Motion passed 4-0.

Leslie Smith, 117-119 Brookside Avenue, Chester, NY asked if the Village Board needs to approve the road dedication for this project.
Planning Board Attorney Harold Pressberg advised the applicant will submit an offer of dedication to the Village of Chester, and the Village Board will decide if they want to accept or decline the offer.

**** REGULAR MEETING ****

Chairman Ramsdell opened the Regular Meeting

MINUTES

Review Draft June 2018 Planning Board Meeting Minutes. ***MOTION** made by Member Winters, second by Member LaSpina, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 4-0

CORRESPONDENCE

Letter from NYS DOT re: HVFCU dated 07-12-2018 to be addressed when the project is discussed.

CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr (copy attached)

WORK SESSION REVIEW

Planning Board Secretary advised there was no Work Session held in July.

PROJECTS FOR REVIEW

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

Roger Keating, Engineer, provided an overview of the project during the Public Hearing.

New York State Department of Transportation letter read into the record by Planning Board Chairman Rick Ramsdell (copy attached).

- NYS DOT won't issue the permit until the Village makes a SEQRA determination;
 - Roger Keating, The Chazen Companies, advised he's already been in touch with Richard Gaupman, NYS DOT Resident Engineer, to initiate the review of this proposed project and provided him with the updated ADA requirements and why they decided to replace the sidewalks instead of adding to the existing sidewalks.

Roger Keating gave an overview of the cover letter submitted with the updated plans (copy attached)

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

***MOTION** was made by Member Winters, second by Member Rappa, that because the project involves the construction of a nonresidential structure involving less than 4,000 square feet of gross floor area and not involving any zoning change, to **DECLARE THIS A TYPE II ACTION UNDER SEQR AS PROVIDED IN 6 NYCRR 617.5(c)(7), AND, THEREFORE, REQUIRES NO FURTHER ACTION UNDER SEQR.** Motion passed 4-0.

***MOTION** was made by Member Rappa, second by Member LaSpina, to **GRANT CONDITIONAL SITE PLAN APPROVAL TO THE HUDSON VALLEY FEDERAL CREDIT UNION – CHESTER BRANCH SITE PLAN WITH THE FOLLOWING CONDITIONS:**

1. **ISSUANCE OF THE NYS DOT DRIVEWAY PERMIT;**
2. **CORRECTIONS TO SITE PLAN AS REQUIRED BY VILLAGE ENGINEER;**
3. **SWPPP APPROVAL;**
4. **PAYMENT OF ALL FEES.** Motion passed 4-0.

Applicant will attend the August 2, 2018 Planning Board Work Session at 1:50 PM.

- | | |
|---------------------------|--|
| 2. Project # 18-02 | Project Name: Amante-Norris Sub-Division @ Carpenter Road |
| Application/Owner: | Amante & Norris Associates, LLC |
| Location: | Carpenter Road (111-1-5 / RS Zone) |
| Re: | Subdivision of 1.28+ acre parcel into three (3) single-family residential lots |
| Presented By: | Rachel Barese, P.E., Civil Tec Engineering |

Mark Edsall's comments were read into the record by Shawn Arnott (copy attached). Rachel Barese, P.E. provided an overview of the project during the Public Hearing. She will update the plans per MHE comment #2.

***MOTION** was made by Member Winters, second by Member Rappa, to **DECLARE THIS AN UNLISTED ACTION UNDER SEQR.** Motion passed 4-0.

***MOTION** was made by Member Winters, second by Member Rappa, to **DECLARE A NEGATIVE DECLARATION UNDER SEQR AS THE ACTION WILL NOT RESULT IN ANY POTENTIALLY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT.** Motion passed 4-0.

***MOTION** was made by Member Winters, second by Member LaSpina, to **GRANT CONDITIONAL APPROVAL TO THE AMENDED THE SITE PLAN AND TO ISSUE A SPECIAL USE PERMIT WITH THE FOLLOWING CONDITIONS:**

1. **SITE PLAN UPDATED PER MHE COMMENT #2;**
2. **SITE PLAN UPDATED PER CEO JOHN ORR COMMENT RE: SIDE YARD SETBACKS;**
3. **DEDICATION OF THE PROPOSED ROAD TO THE VILLAGE OF CHESTER;**
4. **PAYMENT OF ALL FEES.** Motion passed 4-0.

Applicant will attend the August 2, 2018 Planning Board Work Session at 2:10 PM.

General Discussion

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 4-0. Meeting adjourned at 8:30 PM.

Respectfully Submitted,


Sandra VanRiper
Planning Board Secretary

PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK
PUBLIC HEARING
JULY 24, 2018

NOTICE IS HEREBY GIVEN, that the Planning Board of the Village of Chester, New York will hold a Public Hearing at the Village Hall, 47 Main Street, Chester, New York, on July 24, 2018 at 7:00 P.M., or as soon thereafter as the matter can be heard, concerning the application of the Hudson Valley Federal Credit Union, for Site Plan approval for a project known as: "Hudson Valley Federal Credit Union, Demolition of the existing Lobster Pier Restaurant at the site and development of a bank with related site improvements."

The property is located in the Village of Chester, New York, at 87 Brookside Avenue and is listed on the Village Tax Map as Section 110, Block 2, Lot 2.2, in a B-2 Zone.

The Planning Board of the Village of Chester, New York, will hear all persons interested at the aforementioned time and place.

BY: ORDER OF THE PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK

RICHARD RAMSDELL, CHAIRMAN

PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK
PUBLIC HEARING
JULY 24, 2018

NOTICE IS HEREBY GIVEN, that the Planning Board of the Village of Chester, New York will hold a Public Hearing at the Village Hall, 47 Main Street, Chester, New York, on July 24, 2018 at 7:00 P.M., or as soon thereafter as the matter can be heard, concerning the application of Amante and Norris Associates, LLC, for a three lot subdivision approval for a project known as: "14 Carpenter Road, Subdivision of the 1.28+ acre parcel into three (3) single-family residential lots."

The property is located in the Village of Chester, New York, at 14 Carpenter Avenue and is listed on the Village Tax Map as Section 111, Block 1, Lot 5, in a RS Zone.

The Planning Board of the Village of Chester, New York, will hear all persons interested at the aforementioned time and place.

BY: ORDER OF THE PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK

RICHARD RAMSDELL, CHAIRMAN

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

July 24, 2018

Current projects that were inspected during the last month:

BYK – 48 Leone Lane

1- Work continues.

Holiday Inn – 2 Bryle Place

1- Work continues.

45 Leone Lane

1- Work continues.

Nexans – 25 Oakland Ave

1- Issued permit for new loading dock area.

2- Work well underway.

Chester Mall – 78 Brookside Ave Suite 148

1- Issued permit for renovation of store front for Chiropractic office.

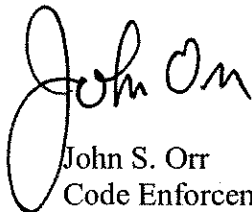
Whispering Hills

1- Issued permit for replacement of 6 decks.

32 Leone Ln-

1- Issued permit for new roof.

Regards,



John S. Orr
Code Enforcement Officer



Department of
Transportation

ANDREW M. CUOMO
Governor

PAUL A. KARAS
Acting Commissioner

LANCE MacMILLAN, P.E.
Acting Regional Director

July 12, 2018

Roger Keating
The Chazen Companies
547 River Street
Troy, NY 12180

Re: **NYSDOT SEQRA# 18-0125**
HVFCU Chester Branch
87 Brookside Ave.
Orange County

Dear Mr. Keating:

The New York State Department of Transportation (NYSDOT) is in receipt of site plan, along with drainage report for the referenced proposal, dated June 12, 2018. Lead Agency approval under SEQRA is required in advance of permitting.

Future submissions shall be **electronic (PDF) with two paper copies to the Poughkeepsie office** and one paper copy to the Middletown office and at dot.sm.r08.HWPpermits@dot.ny.gov with project name and SEQRA number in the description:

Regional Permit Coordinator	Permit Engineer, Residency 8-5
NYS Department of Transportation	NYS Department of Transportation
4 Burnett Blvd.	3233 Route 6
Poughkeepsie, NY 12603	Middletown, NY 10940

All proposed work within the NYSDOT Right-of-Way requires a Highway Work Permit (HWP). A detailed engineering review is necessary and required for issuance of a HWP. Please note that any proposed changes to the existing property plan, use, or traffic operations may necessitate an updated access configuration for the proposed project. The HWP applicant should be directed to contact the local NYSDOT-HWP Engineer to initiate a review process. Please contact:

Richard Gaupman, Resident Engineer
NYS Department of Transportation
3233 Route 6
Middletown NY 10940
Phone # 845 343 4638

Sidewalk must comply with current ADA requirements. The values shown on the table "Critical Elements for the Design, Layout and Acceptance of Pedestrian Facilities" shall be used to ensure that pedestrian facilities in the public right of way are ADA compliant. Please refer to Engineering Directive ED15-004.

Very truly yours,

Jason Brenner, E.I.T
Assistant Engineer

cc: Richard Gaupman, Resident Engineer, Residency 8-5
Hudson Valley Federal Credit Union

July 12, 2018

Mark J. Edsall
Engineer for the Village
Village of Chester
33 Airport Center Drive Suite 202
New Windsor, New York 12553

*Re: Response to Review Comments
Hudson Valley Federal Credit Union
87 Brookside Avenue (Route 17M)
Chazen Project # 10512.25*

Dear Mr. Edsall:

Attached please find a copy of the revised Site Plans and additional supporting information for the Hudson Valley Federal Credit Union project in the Village of Chester. We have received the following comments from the Village Planning Board and your office and we offer the following point-by-point responses.

Comments from the Village of Chester Planning Board in a letter dated June 26, 2018:

1. **Comment:** *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 drawing has been received, and the great majority of our prior comments have been adequacy addressed. We have the following new review comments.*

- *The bulk table has been moved to the title sheet (G001) and errors have been introduced in to the table. Please correct.*

Response: The bulk table has been revised to match the previous submission with the errors removed.

- *Title sheet G001 now includes a drawing index per prior request; however, drawings SV1 and C591 are missing from the set.*

Response: SV1 and C591 have been added to the plan set.

- *We suggest the text (spelling) of "issued for Construction" be corrected on each drawing*

Response: Comment acknowledge. Error fixed.

- *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.*

Response: The plans have been revised to depict the replacement of the sidewalk and the curbing along the frontage of the project site.

- *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).*

Response: The sign has been moved back such that it is 20' away from the property line.

- *Sheet C531 – add the following notes to the handicapped parking detail:*
 - *All stripping 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.*

Response: Comment acknowledged, note added.

- *For the cross-hatched access lane near the “bottom” add painted text “NO PARKING” (also in blue).*

Response: Comment acknowledged, note added.

2. **Comment:** 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

Response: We have reviewed the comments and we are in the process of completing a falling head test to confirm the rates. Once completed we will re-submit the SWPPP along with responses to the comments provided.

3. **Comment:** Status of the review by the New York State Department of Transportation should be discussed. Have we received any written correspondence?

Response: We have submitted the Perm 33 application to the NYSDOT and have requested correspondence regarding the location of the driveway.

4. **Comment:** We will continue our review of this application as additional information is submitted.

Response: Comment acknowledged, note added.

We feel that we have adequately addressed the comments and your attention to this matter is greatly appreciated. If you have any questions or require additional information please contact me at (518) 273-0055.

Sincerely,



Roger E. Keating, PE, LEED AP BD+C
Director, Civil Engineering



**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)
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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: 24 JULY 2018
CONSULTANT: CHAZEN ENGINEERING
PLAN DATE: Revised 07/12/18 (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, 22 MAY 2018 AND 26 JUNE 2018 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

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.
2. At this time, all previous comments have been addressed on the plans. Our only open review issue is the resubmittal of the SWPPP for the project. Based on a cursory review of a resubmittal just received, some corrections are still needed.
3. Please note that referrals have already been made to the NYSDOT and Orange County Planning. Responses are on file from both agencies.
4. The Board should review the procedural status of the project with the Attorney for the Planning Board, to determine the next step in the process.

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)
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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: AMANTE & NORRIS ASSOC. LLC SUBDIVISION
PROJECT LOCATION: CARPENTER ROAD
SECTION 111 – BLOCK 1 – LOT 5
PROJECT NUMBER: 18-02
DATE: 24 JULY 2018
CONSULTANT: CIVILTEC ENGINEERING & SURVEYING
PLAN DATE: Rev. 3 dated July 11, 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 AND 26 JUNE 2018 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS 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. The plans have been revised and resubmitted. At this time, two open items exist, requirements for the road end barrier, and a note regarding use of geotextile fabric in the road in poor soils areas. Details on drawing 5 require correction. We will discuss this further with the Street Superintendent and applicant's engineer.
3. The Board should review the procedural status of the project with the Attorney for the Planning Board, to determine the next step in the process.

Respectfully Submitted,

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

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