

MINUTES
VILLAGE OF CHESTER PLANNING BOARD

OCTOBER 23, 2018
REGULAR MEETING

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

NOT PRESENT: John ORR, Code Enforcement Officer

ALSO PRESENT: Mark EDSALL, Planning Board Engineer
Harold PRESSBERG, Planning Board Attorney

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

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

MINUTES

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

CORRESPONDENCE

CODE ENFORCEMENT OFFICER REPORT

As CEO John Orr was not present, no report was reviewed.

WORK SESSION REVIEW

Planning Board Secretary reviewed the applicants that appeared at the August 2, 2018 and October 4, 2018 Work Sessions (the September Work Session was cancelled):

- **Name:** YOEL SHTESEL, 17M GOLDSTAR, LLC **Project # 1st Mtg**
Re: Changing property from commercial to residential
App/Owner: Yoel Shtesel, 17M Goldstar, LLC
Location: 28 Academy Avenue (111-7-3 / RS Zone) / 106 Main Street (111-7-4 / B1 Zone)

- **Name:** LEHIGH AVENUE SITE PLAN AMENDMENT **Project # 1st Mtg**
Re: Construct detached 2 car garage
App/Owner: Ushangi Mikaberidze
Location: 22 Lehigh Avenue (115-1-3.1 / M2 Zone)

- **Name:** AMANTE-NORRIS SUB-DIV @ CARPENTER **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:** ZACK SCHWARTZ **Project # 1st Mtg**
Re: Possible project @ 3 Brookside Avenue
App/Owner: Zack Schwartz / 3 Brookside, LLC
Location: 3 Brookside Avenue (115-2-1 / B2 Zone)

- **Name:** CHESTER COLLISION SP AMENDMENT **Project # 1st Mtg**
Re: Possible addition to rear of building
App/Owner: Wil / Malkan Enterprises LLC
Location: 63 Brookside Avenue (111-8-2 / B2 Zone)

- **Name:** LOT LINE CHANGE **Project # 17-07**
- Re:** Lot line change
- App/Owner:** Okey Barrett / Betty Lutjens
- Location:** 5 Lutjens Alley (108-5-3 / RS Zone) / 5 Elm Street (108-5-2 / RS Zone)

PROJECTS FOR REVIEW

1. **Project # 17-07** **Project Name: Lutjens Lot Line Change**
Applicant/Owner: Betty Lutjens
Location: 5 Lutjens Alley (108-5-3 / RS Zone) / 5 Elm Street (108-5-2 / RS Zone)
Re: Lot Line Change
Presented By: Okey Barrett

Okey Barrett, Son-in-Law to Betty Lutjens, applicant, provided an overview of the project:

- The ZBA granted the area variances needed so the 2 lots could be sub-divided.

Zoning Board of Appeals Chairman, David Stevenson, was at the meeting and advised the ZBA is concerned about the variances for the lot with the existing garage and apartment. They want to make sure the applicant understands if the garage/apartment building is knocked down, the new structure would have to comply with the existing RS Zoning. The applicant advised he understands. Planning Board Attorney, Harold Pressberg, advised the Planning Board is limited to a determination about the sub-division of the lots and the ZBA's concerns are not an issue for the Planning Board.

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

***MOTION** was made by Member Winters, second by Member Jankelunas, to **DECLARE THIS A TYPE II ACTION UNDER SEQRA.** Motion passed 5-0.

***MOTION** was made by Member Winters, second by Member Jankelunas, to **GRANT SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:**

1. **PROVIDING SUFFICIENT COPIES OF THE FINAL PLANS, INCLUDING A MYLAR COPY FOR ORANGE COUNTY;**
2. **PAYMENT OF ALL FEES.** Motion passed 5-0.

General Discussion

Review of the 2019 Planning Board schedule. The schedule was discussed and the November meeting dates were revised. ***MOTION** was made by Member Winters, second by Member LaSpina, to **ACCEPT THE 2019 PLANNING BOARD SCHEDULE AS REVISED.** Motion passed 5-0.

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 7:25 PM.

Respectfully Submitted,



Sandra VanRiper
Planning Board Secretary



**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: LUTJENS LOT LINE CHANGE
PROJECT LOCATION: 5 ELM STREET
SECTION 108 – BLOCK 5 – LOTS 2 & 3
PROJECT NUMBER: 17-07
DATE: 23 OCTOBER 2018
CONSULTANT: GARY R. RICH, LLS
PLAN DATE: Updated Plan Dated September 15, 2017

1. Betty J. Lutjens owns both tax parcels and in an effort to correct an encroachment of the Lot 3 garage onto Lot 2, a lot line change is proposed. Equal amounts of land are being “swapped” between the two lots, as such, lot areas and road frontage remain unchanged. At the 10/24/2017 Planning Board meeting, the Board advised the applicant that relief from the Zoning Board of Appeals was needed, and following the same, they should return to the Planning Board for necessary approvals.
2. This project is within a 500-foot distance from NYS Route 94 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
3. The plan should actually reference the tax map numbers for each lot rather than “Parcel A” and “Parcel B”. (Lots are currently Tax Lots 2 and 3 of Section 108 – Block 5).
4. As long as the necessary variances have been obtained, I recommend the Board follow the procedural steps needed (per the Board’s Attorney) such that Lot Line approval can be considered.

Respectfully Submitted,

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

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