

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

APRIL 23, 2019

REGULAR MEETING

PRESENT: Richard RAMSDELL, Chairman
Robert JANKELUNAS, Member
Vincent RAPPA, Co-Chairman

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

NOT PRESENT: Anthony LASPINA, Member
Gene WINTERS, Member
John ORR, Code Enforcement Officer

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

Chairman Ramsdell opened the Regular Meeting at 7:23 PM.

MINUTES

Review Draft March 2019 Planning Board Meeting Minutes. ***MOTION** made by Member Rappa, second by Member Jankelunas, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 3-0

CORRESPONDENCE

NYS DOT HWP/SEQRA Procedures was reviewed.

OCDP responses for Project # 19-02 BYK USA, Inc. and Project # 19-01 LGW Properties, LLC –both “local determination” - read into the record by Chairman Ramsdell.

CODE ENFORCEMENT OFFICER REPORT

As CEO John Orr was not present, no report was submitted for review.

WORK SESSION REVIEW

Planning Board Secretary reviewed the applicants that appeared at the April 4, 2019 Work Session:

- 3 Brookside Avenue Site Plan Amendment (Change of Use) – 1st Meeting
- The Castle Site Plan Amendment (Parking Lot Expansion) – 1st Meeting

PROJECTS FOR REVIEW

1. Project # 13-08 Project Name: Elmwood Park Apartments

Applicant/Owner: John Sorrentino

Location: Elm Street (SBL 111-2-7.1 & 2 / RA-B1 Zones)

Re: Proposed construction of a Senior apartment complex

Mark Siemers, Engineer, Pietrzak & Pfau, provided an overview of the project:

- At their meeting held April 8, 2019, the Village Board passed a resolution determining that the location and general layout of the proposed Elmwood Park Senior Housing Apartments Site Plan complies with the intent of Village Code §98-23.1 pertaining to Senior Citizen Housing Special Use Permits. The Village Board referred the applicant to the Planning Board for Site Plan Approval, SEQRA and Special Permit Review;
- As the proposed site plan has only minor design revisions, the applicant is requesting the Planning Board move forward to Site Plan approval and waive the requirement of further Public Hearings;
- Chairman Ramsdell read into the record the draft minutes from the April 8th Village Board meeting;
- There will be a deed restriction on the property stating it will remain senior citizen housing;

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

- Clarified comment # 1, Mark Edsall advised he misspoke; the applicant didn't receive the Special Permit from the Village Board, but a determination that the project complied with the intent of the Code as to location and referred to the PB for SEQRA, Site Plan and a Special Use Permit approval;

- Comment #2 – Mark Edsall requested an updated EAF to reflect the latest version of the application, even though it is substantially the same. There is a change in the fact that it's now going to be proposed Senior Housing with deed restrictions, which should all be referenced in an updated EAF;
- It was noted Public Hearings were held in September 2015, October 2015 and December 2015 with a Response Document submitted by the applicant and revised November 2016;
- The next 3 bullets in the report are plan corrections for stockade screening fence detail, sidewalk detail, parking lot detail, details regarding the deed restrictions for the conservation easements and now for restrictive use should be reviewed by the Planning Board and Attorney for acceptable form and content;
- Need final SWPPP;
- Lot merger needs to be finalized and, if approvals are considered, it has to be a condition of approval;
- Copied the procedural status list from their February 2019 review for reference.
- Per Planning Board Attorney Harold Pressberg, as the application is now for Senior Citizen Housing, the Board has to consider the requirements in §98-23.1(l) (3), which also requires a public hearing;
- The application needs to be submitted to Orange County Planning for review under GML 239.
- The open issue of the driveway on a residential property;
 - Mark Siemers will provide a summary of the discussion regarding the tree barrier for the neighbor.
- The email sent by David Stevenson dated April 23, 2019, will be discussed at the Public Hearing.

2. Project # 19-04 Project Name: 3 Brookside Avenue Site Plan Amendment

Applicant/Owner: MYLU Properties LLC

Location: 3 Brookside Avenue (115-2-1 / B2 Zone)

Re: Site Plan Amendment – Change of Use from Spa to Office

David Higgins, Engineer with Lanc & Tully, provided an overview of the project:

- Applicant occupied the building and was advised by the Building Inspector that they had to get a site plan approval from the Planning Board for the change of use;
- The applicant is requesting to change the use from a day spa/residence to office/residence;
- Basically, everything shown existing on the plan is taken from the 2016 original site plan;
- Applicant is proposing 5 additional parking spaces, including one space in the garage;
- The plan shows the parking calculations for office use;
- Part of the building will continue to be used as a residence and part will be an office – about 2400 sf will be used as office. Which floor will be for which use will be clarified on the next submission;
- The existing sign is in a New York State Right of Way. New York State Department of Transportation could require the sign to be moved, but that will be addressed with the Code Enforcement Officer;
- There will be approximately 1000 square feet of new paving for the parking.

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

- The applicant needs to show where the proposed parking spaces are located to ensure their feasibility
- Show handicap striping detail and general striping detail;
- May need guard rails;
- The existing dumpster, which is in a striped area without an enclosure, should be shown on the plan;
- Planning Board will require screening / enclosure;
- No new lighting proposed – will use what's existing. The Planning Board requested a lighting detail.

GENERAL DISCUSSION

Chairman Ramsdell asked if anyone had anything else to discuss and as there were no other comments, ***MOTION** was made by Member Jankelunas, second by Member Rappa, to **ADJOURN THE MEETING**. Motion passed 3-0. Meeting adjourned at 8:05 PM.

Respectfully Submitted,



Sandra VanRiper
Planning Board Secretary



Department of
Transportation

ANDREW M. CUOMO
Governor

LANCE MacMILLAN, P.E.
Regional Director

April 8, 2019

Re: HWP/SEQRA Procedures

To whom it may concern:

As a reminder, all SEQRA documents should be transmitted by the Lead Agency to the New York State Department of Transportation (NYSDOT) for comments early in the process. It is critical to involve NYSDOT early in the SEQRA process to establish design elements and possible mitigation measures that will be required to be addressed during the permit process and to enhance the ability to maintain project schedule(s).

A Highway Work Permit (HWP) is the NYSDOT's approval process for a land owner or developer to construct a driveway, or to undertake traffic mitigation measures, along the State Highway System. In order for NYSDOT to meet the business sector's development schedule, we have developed the attached "SEQRA & NYSDOT Highway Work Permits" pamphlet. We respectfully request that your municipal planning board and/or zoning officers advise potential applicants of this guide whenever a proposed development (including expansion of an existing facility) may need access, directly/indirectly, to the State highway system. Thereafter, developers should request copies of this guide and additional information on major commercial facilities from Evie Pacheco, 845-437-5149. For all other non-major projects, please contact the local Resident Permit Engineer. See attached Residency Permit Engineer contact information.

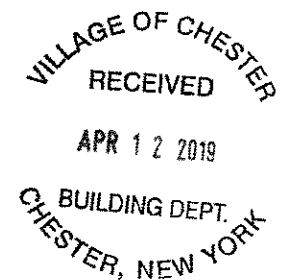
NYSDOT Permit Office can also be contacted via e-mail at: dot.sm108.HWPPermits@dot.ny.gov.

Please accept our thanks for your continued cooperation in keeping applicants aware of NYSDOT's involvement in the SEQRA and Highway Work Permit processes within your jurisdiction.

Very truly yours,

Edward J. Goff, P.E.
Regional Traffic & Safety Engineer

Attachments



HIGHWAY WORK PERMIT ATTACHMENT

NYS DOT Residency Contact Information

Residency 8-1, Columbia County	307 Route 66	Hudson, NY 12534
Tom Story, Acting Resident Engineer Richard Frick, Assistant Resident Engineer	Telephone: (518) 828-9401/9402	Fax: (518) 828-2029
Joseph A. Visconti, Permit Field Engineer	Telephone: (518) 828-5137	Fax: (518) 828-2029
Residency 8-2, Dutchess County North & Central	334 Violet Avenue (Route 9G)	Poughkeepsie, NY 12601
Michael Sassi, P.E., Resident Engineer William LaRose, Assistant Resident Engineer	Telephone: (845) 454-3390/3742	Fax: (845) 454-6763
Chuck Walter, Permit Field Engineer	Telephone: (845) 473-3076	Fax: (845) 454-6763
Residency 8-3, Dutchess South & Putnam Counties	106 Ludingtonville Road	Holmes, NY 12531
Gregory V. Bentley, P.E., Resident Engineer Temp. Vacant, Assistant Resident Engineer	Telephone: (845) 878-6361	Fax: (845) 878-3618
Rock DeNigro, Permit Field Engineer	Telephone: (845) 878-6363	Fax: (845) 878-3618
Residency 8-4, Orange County East	112 Dickson Street	Newburgh, NY 12550
Shahid Quadri, P.E., Resident Engineer Vacant, Assistant Resident Engineer	Telephone: (845) 562-4020/4021	Fax: (845) 562-4190
Siby Zachariah-Carbone, Permit Field Engineer	Telephone: (845) 562-8368	Fax: (845) 562-4190
Residency 8-5, Orange County West	3233 Route 6	Middletown, NY 10940
Rich Gaupman P.E., Resident Engineer Peter Schick, Assistant Resident Engineer	Telephone: (845) 343-4638/4681	Fax: (845) 343-7217
Daniel Degrosa, P.E., Permit Field Engineer	Telephone: (845) 344-5819	Fax: (845) 343-7217
Residency 8-6, Rockland County	275 Ridge Road	New City, NY 10956
Steve DeMassio, P.E., Acting Resident Engineer James J. Murawski, Assistant Resident Engineer	Telephone: (845) 634-4661/4662	Fax: (845) 634-2141
Joseph Taylor, Permit Field Engineer	Telephone: (845) 634-1892	Fax: (845) 634-2141
Residency 8-7, Ulster County	11 Quarry Street	Kingston, NY 12401
Dave Corrigan, Acting Resident Engineer Dave Corrigan, Assistant Resident Engineer	Telephone: (845) 331-5533/5535	Fax: (845) 331-9236
John Reilly, Permit Field Engineer	Telephone: (845) 340-1723	Fax: (845) 331-9236
Residency 8-8, Westchester County North	85 Route 100	Katonah, NY 10536
Dave Chomycz, Acting Resident Engineer Mike LeRose, Assistant Resident Engineer Vacant, Residency Program Engineer	Telephone: (914) 232-3060/3776	Fax: (914) 232-0719
Anne Darelus, P.E., Permit Field Engineer	Telephone: (914) 232-5065	Fax: (914) 232-0719
Residency 8-9, Westchester County South	Saw Mill River Road (Route 9A & Dana Road)	Valhalla, NY 10595
Jorge Argote P.E., Resident Engineer Mohammed Islam, Assistant Resident Engineer Lynn Jablowsky, P.E., Residency Program Engineer	Telephone: (914) 592-6557	Fax: (914) 592-4956
Anne Darelus, P.E. Acting Permit Field Engineer Kamal Ahmed, Assistant Permit Field Engineer	Telephone: (914) 592-6557 Telephone: (914) 592-1589	Fax: (914) 592-4956



SEQR & NYSDOT Highway Work Permits Making the process work for local government

NYSDOT's ROLE IN THE SEQR PROCESS

New York State Department of Transportation's role in development review will largely depend on the potential impact that a development will have on the state highway system or right-of-way. Thus the role ranges from an advisory and discretionary role to permitting and regulatory role.

The potential impact on the state highway system or right-of-way can be determined initially by a careful evaluation of the project using the State Environmental Quality Review (SEQR); 6NYCRR Part 617 process that has been initiated by the lead agency. A municipality is typically the lead agency for development requiring site plan or subdivision approval.

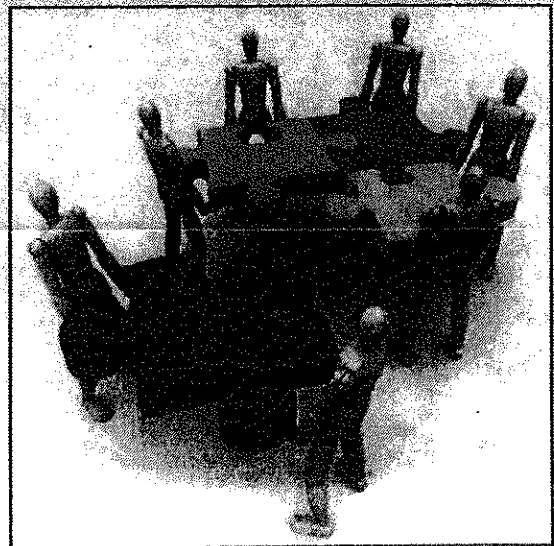
THE SEQR PROCESS AND NYSDOT REGIONS

If NYSDOT is an involved agency, its regional office will typically concur with the Lead Agency designation and participate in a coordinated review of the Environmental Assessment Form (EAF) to determine the "Environmental Significance" of the action. Regional Staff will evaluate the impacts a proposed development may have on the highway system or right-of-way. These impacts may include, but are not limited to the following:

- Traffic Safety
- Traffic Generation and Road Capacity
- Storm Water/Drainage
- Road Design (e.g., alignment & geometry)
- Driveway Location/ Turn Restrictions
- Access Management and Corridor Preservation
- Signage
- Pedestrian and Bicycle Accommodation
- Land Use
- Right-of-Way or Real Estate Issues

When the EAF is submitted to NYSDOT, supporting documentation such as location map, site plan, traffic information, and a detailed project description should be included. Depending on the complexity of the project additional information such as a traffic impact study or storm water management plan may be required to determine the full impact of the development.

At the completion of NYSDOT's review, the Department



may submit correspondence to the Lead Agency detailing its findings and identifying any mitigation to be included as part of the final coordinated SEQR determination.

SEQR & HIGHWAY WORK PERMITS

Before a highway work permit can be issued, a SEQR determination must be rendered. Local governments should notify NYSDOT as early as possible when a proposed development is likely to impact a state highway. This early coordination can be particularly useful as part of the scoping phase for a complex development project. Resolving issues early in the process can save time and money.

RESOURCES & CONTACTS

NYSDOT Regional Staff may also be contacted for additional information or assistance. SEQR Correspondence may be addressed to the NYSDOT Regional Director. Please refer to www.dot.ny.gov/seqr/contacts for your local regional contacts and addresses.

The New York State Department of Environmental Conservation has the regulations and additional supporting information about SEQR at:
<http://www.dec.ny.gov/permits/357.html>



Department of
Transportation

NYS DOT Highway Work Permits & SEQR

Making the process work for residential and commercial development



Establishing communication early in the process provides an opportunity to identify and minimize impacts before the permit process begins. Additional information about SEQR can be found online at: www.dec.ny.gov/permits/357.html

APPLICATION PROCESS

Once the SEQR process has been completed, review of the design plans and the application submission can be finalized. The Regional Permit Coordinator will guide the applicant through the HWP process, and will make sure that the municipality has the opportunity to participate in meetings with the applicant, and accept comments on the project.

The complexity of the proposed project will establish the type of supporting information NYS DOT needs to review design plans and process the HWP application. A permit for a commercial driveway, for example, will require a site plan and detailed design plans that indicate driveway details, drainage patterns, and traffic circulation. NYS DOT recommends that an applicant contact the department as early as possible in the process to arrange for a concept review of the proposed project, and guidance on how to proceed with more detailed design submissions. If the anticipated project traffic and/or existing road traffic volumes are significant, or if the adjoining highway operations are complex, a Traffic Impact Study (TIS) may be required. The TIS will determine highway impacts and recommend mitigation measures. The Regional Permit Coordinator can provide guidance on the need for and type of information required in a TIS.

WHEN IS A HIGHWAY WORK PERMIT REQUIRED?

A Highway Work Permit (HWP) is required for any work to be performed within the New York State Department of Transportation (NYS DOT) right-of-way, including driveway installation and maintenance, construction of highway improvements and utility activities. It's the law...Article 3, Section 52 of the New York State Highway Law and Section 1220-c of the New York State Vehicle and Traffic Law prohibit entrance to and work being performed on any State highway except pursuant to the authority of a permit and under rules and regulations prescribed by the Commissioner of Transportation.

COORDINATION & COMMUNICATION

An important part of the HWP process is the coordination that occurs during the State Environmental Quality Review (SEQR) progressed by the local agency. When a project/action is subject to SEQR and a HWP is required, NYS DOT, through its Regional Offices, will participate in the SEQR process as an Involved Agency. The SEQR process provides the opportunity for NYS DOT to identify potential impacts of development to the state highways. NYS DOT will not issue a HWP until a SEQR determination has been made.

RESOURCES & CONTACTS

There are several sources of information available to assist applicants and local governments in the preparation and coordination of a Highway Work Permit. Many of these resources, including applications, can be found online at www.dot.ny.gov/permits. NYS DOT Regional Permit Coordinators with assistance of the local Residency staff can guide the applicant through the HWP procedures or be contacted for further information. Please refer to www.dot.ny.gov/permits/contacts for your local regional contacts.



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
Tel: (845) 615-3840
Fax: (845) 291-2533

David E. Church, AICP
Commissioner

www.orangecountygov.com/planning
planning@orangecountygov.com

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, &n

Local Referring Board: Village of Chester Planning Board

Applicant: BYK USA, Inc.

Project Name: Amended Site Plan for BYK USA, Inc.

Proposed Action: Site Plan Amendment to create phasing plan and timeline for previously approved additions and changes to the building

Reason for County Review: Within 500 feet of the Town of Chester/Village of Chester boundary

Date of Full Statement: March 8, 2019

Referral ID #: CHV 01-19M

Tax Map #: 113-1-8

Local File #: PB#~~15-02~~ 19-02


Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We have no advisory comments regarding this application.

County Recommendation: Local Determination

Date: April 8, 2019

Prepared by: Megan Tennermann, AICP, Planner


David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at www.orangecountygov.com/planning.



Steven M. Neuhaus
County Executive

Orange County Department of Planning

124 Main Street
Goshen, NY 10924-2124
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David E. Church, AICP
Commissioner

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planning@orangecountygov.com

County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n

Local Referring Board: Village of Chester Planning Board
Applicant: LGW Properties, LLC/Leslie Wenger
Project Name: LGW Properties, LLC Site Plan Amendment
Proposed Action: Site Plan Amendment for previously approved additions and changes to the building
Reason for County Review: Within 500 feet of County Route 13 (Kings Highway)
Date of Full Statement: March 6, 2019

Referral ID #: CHV 02-19M

Tax Map #: 114-1-14

Local File #: PB-19-01


Comments:

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We have no advisory comments regarding this application.

County Recommendation: Local Determination

Date: April 9, 2019

Prepared by: Megan Tennermann, AICP, Planner



David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at www.orangecountygov.com/planning.

Village of Chester

47 Main Street

Chester, New York

845-469-2388

845-469-5999

Website: www.villageofchesterny.org

Mayor: John T. Bell

Village Clerk: Rebecca Rivera

Trustees: Christopher Battiato

Alan Battiato

Elizabeth A. Reilly

Brian J Boone

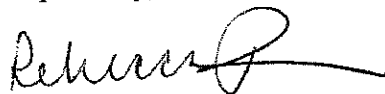
April 9, 2019

Village of Chester, Planning Board Chair, Members and Secretary,

The purpose of this letter is to inform the Village of Chester Planning Board that April 8, 2019, at Village Board of Trustee monthly meeting, the board approved that the site plan approval and special permit application for the proposed Elmwood Park Senior Housing Apartments is hereby referred to the Planning Board for environmental review under SEQRA and site plan and special permit review pursuant to §98-23.1 of the Village Code.

I've have attached certified resolution, 19-21 Resolution Elmwood Park Senior Housing Apartments.

Respectfully,



Rebecca Rivera, Village Clerk

cc: Village Board, Henry Christensen, Village counsel

encl.

Village of Chester

47 Main Street

Chester, New York

845-469-2388

845-469-5999

Website: www.villageofchesterny.org

Mayor: John T. Bell

Village Clerk: Rebecca Rivera

Trustees: Christopher Battiato

Alan Battiato

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 April 8, 2019

19-21 Resolution Elmwood Park Senior Housing Apartments

WHEREAS, there has been submitted to the Village Board for a SCH special permit, pursuant to Village Zoning Code §98-23.1(I), for the proposed Elmwood Park Senior Housing Apartments proposing to construct 20 units of Senior Housing apartments on Tax Lots Section 111, Block 2, Lots 3 and 7.1, which are proposed to be combined into a single parcel totaling approximately 2.6 acres; and

WHEREAS, the applicant seeks the Village Board's approval of the project location and general layout as appropriate under §98-23.1 of the Village Code pertaining to Senior Citizen Housing special use permits; and

WHEREAS, the Village Board finds the proposed project is in a location and general layout of the proposed housing complies with the intent of §98-23.1 of the Village Code pertaining to Senior Citizen Housing special use permits;

NOW, THEREFORE, be it

RESOLVED, that the Mayor and Trustees have determined that the location and general layout of the proposed Elmwood Park Senior Housing Apartments Site Plan complies with the intent of §98-23.1 of the Village Code pertaining to Senior Citizen Housing special use permits; and it is further

RESOLVED, that the site plan approval and special permit application for the proposed Elmwood Park Senior Housing Apartments is hereby referred to the Planning Board for environmental review under SEQRA and site plan and special permit review pursuant to §98-23.1 of the Village Code.

Introduced By: Trustee Brian J. Boone

Seconded By: Trustee Alan Battiato

On a vote 3 of 2 to, the resolution was adopted

By Roll Call

	<u>For</u>	<u>Against</u>	<u>Abstain/Absent</u>
Mayor John Thomas Bell	[x]	[]	[]
Deputy Mayor Christopher Battiato	[]	[x]	[]
Trustee Alan Battiato	[x]	[]	[]
Trustee Elizabeth A. Reilly	[]	[x]	[]
Trustee Brian J. Boone	[x]	[]	[]

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


Rebecca Rivera

[SEAL]

PREVENTION OF ANIMAL CRUELTY MONTH

And calls upon all residents to treat any and all animals with kindness, consideration and respect, and to report the abuse, neglect and cruelty of any animal to the Orange County Sheriff’s Department, local law enforcement agencies or to the Warwick Valley Humane Society.

Therefore, I Mayor John Thomas Bell Proclaim **APRIL 2019 GO ORANGE** for Animals in April - Prevention of Animal Month!

Introduced By: Trustee Alan Battiato
Seconded By: Trustee Brian J. Boone
On a vote of 5 to 0, the resolution was adopted

By Roll Call

	<u>For</u>	<u>Against</u>	<u>Abstain/Absent</u>
Mayor John Thomas Bell	[x]	[]	[]
Deputy Mayor Christopher Battiato	[x]	[]	[]
Trustee Alan Battiato	[x]	[]	[]
Trustee Elizabeth A. Reilly	[x]	[]	[]
Trustee Brian J. Boone	[x]	[]	[]

Engineer Mark Siemers of Lanc and Tully gave the following synopsis of the Elmwood project:
Quite of the board members are familiar with the is project. As it has been viewed from different variations by planning board and has been contemplating to be senior housing in the past.

For those of you who aren’t familiar with it, the project is located on the south side of Elm Street, which is right here on the map and on the eastside of Main Street which is here on the map, behind the pizza restaurant and the floweriest building. The property is made up of two different pieces of property, with two different section, block and lots. A smaller piece of property is located here (pointed to the Map) is in the RS zoning district. The larger parcel that is located back here is B1 zoning district the total parcel acres is 2.68 acres when the lot line is removed, and properties are combined. Since the last this project has been before any of boards in the village its been slightly revised. we are now proposing 20 units located into two story buildings in leu of the three-story building. That’s been done to help any possible visual impact that could take place to the surrounding properties. As you can see on the map we are providing a direct sidewalk connection right into the existing village sidewalk which will allow easy walking access to the existing business districts in the village.

In order for us to do this we need to utilize the senior citizen housing special use permit, which is allowable in the RS and B1 zones. The project currently meets the zoning requirements of the special use permit and in order for us to utilize this the first step is for us to come before the Village Board and get a determination from you, whether the proposed location and general layout of the housing complies with the intent of this section. We believe that it does. It meets all the objectives that are outlined in part B of the senior citizen housing special use permit. I’m here tonight to discuss with the board how we go about moving this forward, in anticipation of this meeting this revised plan was submitted to the planning board, so that have already seen it, anticipation that the board would send it back to the planning board for review for the special use permit.

Mayor John Thomas Bell stated that it was said that it would be on the use would be on the deed that it’s for senior citizen housing only.

Engineer Mark Siemers of Lanc and Tully replied, that he was not aware of that. He will make the planning board aware of this.

Mayor John Thomas Bell stated that he is quite sure that's what was discussed.

Deputy Christopher Battiato asked if the units are subjected to park and recreational fees.

Village Code Enforcement Officer John Orr, replied, yes.

Trustee Elizabeth A. Reilly stated that the project applicant has previously offered to make monetary contributions to the storm water infrastructure.

Mark Siemers responded, that Trustee Reilly is correct. The steel water piping that runs from this catch basin down Elm Street, and Walnut is undersized.

Trustee Elizabeth A. Reilly asked what the determining factor is as to how much contribution will be.

Mark Siemers stated that they submitted a cost estimate to replace that pipe to McGoey Hauser and Edsall and they reviewed it and discussed it with the Street Superintendent, Charles Bono.

Trustee Elizabeth A. Reilly asked, who is going to maintain the dry pond and sand filter.

Mark Siemers responded the property owner.

19-21 Resolution Elmwood Park Senior Housing Apartments

WHEREAS, there has been submitted to the Village Board for a SCH special permit, pursuant to Village Zoning Code §98-23.1(I), for the proposed Elmwood Park Senior Housing Apartments proposing to construct 20 units of Senior Housing apartments on Tax Lots Section 111, Block 2, Lots 3 and 7.1, which are proposed to be combined into a single parcel totaling approximately 2.6 acres; and

WHEREAS, the applicant seeks the Village Board's approval of the project location and general layout as appropriate under §98-23.1 of the Village Code pertaining to Senior Citizen Housing special use permits; and

WHEREAS, the Village Board finds the proposed project is in a location and general layout of the proposed housing complies with the intent of §98-23.1 of the Village Code pertaining to Senior Citizen Housing special use permits;

NOW, THEREFORE, be it

RESOLVED, that the Mayor and Trustees have determined that the location and general layout of the proposed Elmwood Park Senior Housing Apartments Site Plan complies with the intent of §98-23.1 of the Village Code pertaining to Senior Citizen Housing special use permits; and it is further

RESOLVED, that the site plan approval and special permit application for the proposed Elmwood Park Senior Housing Apartments is hereby referred to the Planning Board for environmental review under SEQRA and site plan and special permit review pursuant to §98-23.1 of the Village Code.

Introduced By: Trustee Brian J. Boone
 Seconded By: Trustee Alan Battiato
 On a vote of 3 to 2, the resolution was adopted

By Roll Call

	<u>For</u>	<u>Against</u>	<u>Abstain/Absent</u>
Mayor John Thomas Bell	[x]	[]	[]
Deputy Mayor Christopher Battiato	[]	[x]	[]
Trustee Alan Battiato	[x]	[]	[]
Trustee Elizabeth A. Reilly	[]	[x]	[]
Trustee Brian J. Boone	[x]	[]	[]

Mr. Ortiz of 11 Booth Road, Chester, was not present, to request Village water service.

Village Clerk requesting permission to attend Perma Annual conference on May 23th and 24th, 2019, Bolton Landing, NY.

A motion to authorize Village Clerk, Rebecca Rivera to attend Perma Annual conference on May 23th and 24th, 2019, Bolton Landing, NY, was made by Trustee Elizabeth A. Reilly, second by Deputy Mayor Christopher Battiato. Motion unanimously passed.

By Roll Call

	<u>For</u>	<u>Against</u>	<u>Abstain/Absent</u>
Mayor John Thomas Bell	[x]	[]	[]
Deputy Mayor Christopher Battiato	[x]	[]	[]
Trustee Alan Battiato	[x]	[]	[]
Trustee Elizabeth A. Reilly	[x]	[]	[]
Trustee Brian J. Boone	[x]	[]	[]

Village Clerk requesting permission to CLOSE for regular business on Friday, May 17, 2019 for records retention before the start of our fiscal year.

A motion to authorize Village Clerk to CLOSE for regular business on Friday, May 17, 2019 for records retention before the start of our fiscal year, was made by Trustee Alan Battiato, second by Deputy Mayor Christopher Battiato. Motion unanimously passed.

By Roll Call

	<u>For</u>	<u>Against</u>	<u>Abstain/Absent</u>
Mayor John Thomas Bell	[x]	[]	[]
Deputy Mayor Christopher Battiato	[x]	[]	[]
Trustee Alan Battiato	[x]	[]	[]
Trustee Elizabeth A. Reilly	[]	[x]	[]
Trustee Brian J. Boone	[x]	[]	[]



McGOEY, HAUSER and EDSALL
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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ELMWOOD APARTMENTS SITE PLAN & SPECIAL PERMIT
(SENIOR HOUSING PROPOSAL)
PROJECT LOCATION: OFF MAIN STREET and ELM STREET
SECTION 111 – BLOCK 2 – LOTS 7.1 & 3
PROJECT NUMBER: 13-08
MEETING DATE: 23 APRIL 2019
CONSULTANT: PIETRZAK & PFAU
PLAN DATE: Revised 4-2-19 (12-drawing set)
DESCRIPTION: THE APPLICATION PROPOSES A MULTI-FAMILY SENIOR HOUSING
RESIDENTIAL SITE PLAN WITH 20 UNITS ON THE 2.6 +/- ACRE SITE. THE
PLAN WAS PREVIOUSLY REVIEWED AT THE 23 JULY 2013,
22 JULY 2014, 24 FEBRUARY 2015, 28 JULY 2015, 25 AUG 2015,
29 SEPT 2015, 27 OCTOBER 2015, 15 DEC 2015, 26 APRIL 2016,
27 SEPT 2016, 13 DECEMBER 2016 AND 26 FEBRUARY 2019 PLANNING BOARD
MEETINGS.

1. The applicant has submitted an updated submittal set for the proposed senior housing project. It is our understanding that the applicant has received the necessary Special Permit from the Village Board.
2. We are in the process of a detailed review of the 12-drawing set. Based on the cursory review of the file and updated submittal, we note the following:
 - Has the applicant submitted an updated EAF form and what is the status of SEQRA ?
 - Does the Planning Board intend to hold another public hearing ? For the prior version of the project, public hearings were held in September 2015, October 2015 and December 2015 and Response Document to Public Comment (revised Nov 2016) was previously submitted.
 - The plans still do not contain a detail for the 6 ft. stockade screening fence along the side property lines for lands n/f Predmore and n/f Writer. If the fence has a "finished" side, it should be toward the private properties.
 - We need further clarification regarding sidewalk detail. The plans show all 6 ft wide walks, with a 2 ft. grass strip between the parking and sidewalk. The detail on Sheet 10 calls out a 5 ft. walk. The 6 ft. is preferable.

- As previously requested, please check text overlap condition on Parking Lot detail of Sheet 10.
- Details regarding the deed restrictions for the conservation easements should be finalized with the Attorney for the Planning Board.
- The Board should discuss the status of the Conservation Easement Documents.
- Status of the SWPPP resubmittal is questioned.

3. Our February 2019 review noted the following procedural status, which should be updated:

- Lead Agency taken by Planning Board on 7/23/2014
- GML 239 referral – OC Planning “Local Determination” 8/13/15
- Public Hearing Held 9/29/15; 10/27/15; 12/15/15.
- SWPPP – last submittal dated Nov. 2015
- SEQRA determination – pending
- Off-site estimate submitted – Developer’s Agreement – pending

Respectfully Submitted,



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

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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: 3 BROOKSIDE LLC SITE PLAN AMENDMENT
(MYLU Properties LLC)
PROJECT LOCATION: NYS ROUTE 17M
SECTION 115 – BLOCK 2 – LOT 1
PROJECT NUMBER: 19-04
DATE: 23 APRIL 2019
CONSULTANT: LANC & TULLY ENGINEERING & SURVEYING
PLAN DATE: April 11, 2019 (single sheet)
DESCRIPTION: THE APPLICATION PROPOSES AN OFFICE BUILDING ON THE FIRST
FLOOR OF THE SITE. THE PLAN WAS REVIEWED ON A CONCEPT
BASIS ONLY.

1. The original site plan application for this site received stamp of approval on 7/21/2016 as a day spa. This site plan amendment proposes a change of use for the first floor to an office occupancy, with additional parking proposed.
2. The property is located in the B-2 zoning district, with the office use permitted as a Principal Permitted Use #1 (cross reference from B-1 #4).
3. Based on our concept review of the plan, we have the following comments:
 - Bulk table values require correction.
 - Use for the top floor should be indicated on the plan under note 8 (understood to be a single-family residence).
 - The parking calculation should be updated based on the use of the top floor.

- Areas (s.f.) of use for the first floor should be indicated on the plan.
- The Code Enforcement Officer will need to indicate compliance of the proposed project sign.
- Details for the construction of the additional parking area should be provided. Information regarding the grade conditions should be indicated for that area of disturbance.

Respectfully Submitted,



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

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