

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

MAY 28, 2019

REGULAR MEETING

PRESENT: Richard RAMSDELL, Chairman
Anthony LASPINA, Member
Vincent RAPPA, Co-Chairman
Robert JANKELUNAS, Member
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 7:10 PM.

MINUTES

Review Draft April 2019 Planning Board Meeting Minutes. ***MOTION** made by Member Rappa, second by Member Jankelunas, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 3–0 (Members LaSpina and Winters abstained as they were not present at the April 2019 meeting).

CORRESPONDENCE

None

CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr (copy attached)

WORK SESSION REVIEW

The May Work Session was not reviewed at the 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

Joseph Pfau, P.E., Pietrzak & Pfau, provided an overview of the project:

- Applicant submitted a long Environmental Assessment Form and narrative that follows the Village of Chester Code 98-23(1)(I) for Special Use for Senior Apartments;
- Plans submitted for this meeting are relatively the same;
- Screening has been added to the landscaping plans;
- Applicant is hoping to schedule a Public Hearing;
- Member LaSpina asked about drainage for the property;
 - The drainage is shown on the utility plan;
 - Detain all storm water on site and come back out onto Elm into the existing system;
 - Decreased the amount of water flowing from the site into the catch basin;
 - It was clarified that the applicant will supply the Village with materials for the drainage project on Walnut Street. The details will be outlined in the Developers Agreement between the applicant and the Village.

As Mark Edsall was not present, his comments were reviewed by Joseph Pfau, P.E., Pietrzak & Pfau, who read and advised the comments have or will be accommodated.

Village Code Enforcement Officer John Orr advised:

- The 6-foot stockade fence should be moved in line with the existing houses so it does not obstruct the drivers' view;
- There should be no wall mounted lighting from the buildings for lighting up the parking lot; it tends to flood the neighboring properties with light;
- There should be no rear lighting;
- Any pole mounted lights should be shielded so the light does not extend past the property lines;

Member Gene Winters expressed his concerns regarding the project in general. He believes:

- A project of this size and in the proposed location will impact the parking along Main Street / Route 94, the existing neighborhood, water run-off, snow removal, retention ponds;
- The headlights from the cars exiting the complex will impact the neighbor across the street;
- It will create more traffic congestion onto Route 94 as the project proposes removal of parking spaces on Elm Street for traffic sight.;
- The proposed relocation of Village Hall will also increase traffic in that area;
- The proposed project should have given more consideration to the neighbors, how it will impact the already limited parking on Main Street;
- Member Winters would like to see something other than apartments there. It would be a nice area for a park or picnic area or additional restaurant seating or green area.;
- Member Winters requested to be on the record saying he is not in favor of this project at this point;

***MOTION** was made by Member LaSpina, second by Member Rappa, to **SCHEDULE A PUBLIC HEARING FOR JUNE 25, 2019 AT 7:00 PM**. Motion passed 5-0.

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

As the applicant did not submit plans by the deadline, the plans were not reviewed by McGoey, Hauser and Edsall and applicant was made aware of this prior to the meeting.

David Higgins, P.E., Lanc & Tully, provided an overview of the project:

- The applicant is proposing renovations to the existing building;
- The proposed use is bottom floor / basement for storage only and first floor office;
- Parking calculations have not changed;
- The bulk table has been updated;
- The plans have been updated to include Mark Edsall's comments from the April meeting;
- Dumpster details and approval box have been included;
- The plans show the topographical survey, grading and the guard rail.

Village Code Enforcement Officer John Orr advised:

- The dumpster should be relocated as it is constantly overflowing with trash and is an eyesore from the street where it is currently located;
- A layout of the floor plan for inside the building should be included in the plans;
- A description of the proposed use should be included on the plans;
- Hours and days of operation should be included on the plans;

Discussion was held regarding:

- What storage will be in the bottom floor / basement should be on the plans – will the storage be for the accessory to the use or separate rental;
- David Higgins, PE asked the Board if a Public Hearing would be required;
- The project should be referred to Orange County Planning Department.

GENERAL DISCUSSION

- Letter submitted to the Planning Board by Gary Green, Jr, Water Commissioner, requesting he be provided with site plans for all projects before the Planning Board.
- Leslie Smith indicated Village Attorney Harold Pressberg brought up Village Code Sec.98-23-1 paragraph 3 with the 8 questions for considerations which the Planning Board are to consider regarding a senior housing project. Is this something the Board did or hasn't done yet? Per Planning Board Attorney Harold Pressberg, the applicant made a submission for tonight's meeting, and those considerations will be addressed at the Public Hearing.

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 Winters, to **ADJOURN THE MEETING**. Motion passed 5-0. Meeting adjourned at 8:00 PM.

Respectfully Submitted,



**Sandra VanRiper
Planning Board Secretary**

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

May 28, 2019

Current projects that were inspected during the last month:

78 Brookside Ave

- 1- Issued permit for renovation of store front to ATT store.

9 Winkler (Former Touch Base bar)

- 1- Issued permit for minor renovation to open Vegan restaurant.
- 2- Restaurant is now opened.

78 Brookside Ave

- 1- Issued permit for instillation of new walk-in freezer.

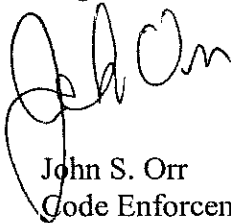
7 Chester Acres Blvd

- 1- Issued permit for rebuilding and enlarging a deck.

22- Maple Ave

- 1- Issued permit for an addition to single family home.
- 2- Footing have been poured.

Regards,



John S. Orr
Code Enforcement Officer



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

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MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
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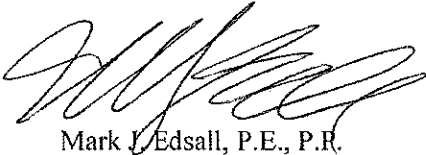
VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

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: 28 MAY 2019
CONSULTANT: PIETRZAK & PFAU
PLAN DATE: Revised 5-13-19 (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, 26 FEBRUARY 2019 AND 23 APRIL 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 Village Board has determined that the project complies with the intent of the code and has referred the application back to the Planning Board for review of the site plan and issuance of the Special Permit.
2. We have completed a detailed review of the plans and provide the following comments:
 - Proposed Conservation Easement #1, surrounding possible burial location (aka “Pauper’s Graveyard”) to be submitted for review of Attorney for the Planning Board.
 - Proposed Conservation Easement #2 to be submitted for review of Attorney for the Planning Board.
 - Please revise the Handicapped Parking detail on drawing 10 as follows:
 - For the cross-hatched access lane near the “bottom” add painted text “NO PARKING” (also in blue).
 - The handicapped symbol painted on the ground and the sign symbol should be updated to the new standard.
 - Notes indicate painted text “RESERVED”; however, this is not depicted on detail.
 - Confirm location of Mail Delivery Alternate 2

- Please identify the benches in front of each building on the site plan rather than just on the landscape plans.
 - Recommend construction joints for concrete sidewalk in addition to expansion joints.
 - Have actual light fixtures (light posts, bollards and wall mounts) depicted more prominently on drawing 8.
 - Wrap safety fence of retaining wall on wall ends to avoid a “walkway” on top of retaining wall in front of fence. Depict on site plan and detail.
3. The status of the off-site drainage should be discussed. Is a Developer’s Agreement to be prepared ? Is there a design plan and updated cost estimate ?
 4. Status of the review of the water system by the Village Water Commissioner should be verified.
 5. An updated SEQRA EAF has been submitted. Status of SEQRA should be further discussed.
 6. The Board should discuss the disposition of a new Public Hearing for the application.
 7. The applicant submitted a Narrative for the project addressing Code Section 98-23.1. This should be further discussed.
 8. Status of the referral to the Orange County Department of Planning should be verified.

Respectfully Submitted,



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

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