

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

NOVEMBER 19, 2019

REGULAR MEETING

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

NOT PRESENT: Robert JANKELUNAS, 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 7:07 PM.

MINUTES

Review Draft August 2019 Planning Board Meeting Minutes. ***MOTION** made by Member LaSpina, second by Member Rappa, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 4-0.

CORRESPONDENCE

CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr (copy attached)

WORK SESSION REVIEW

Chairman Ramsdell reviewed the applicants that appeared at the November 7, 2019 Work Session:

- Chaim Leibowitz re: Possible change of use at 106 Main Street
- The Castle re: Proposed phasing and approval extension
- Elmwood Park Apartments re: Update on proposed senior apartment complex

PROJECTS FOR REVIEW

1. **Project # 19-06 Project Name: Rushing Duck Brewing Site Plan**
Applicant/Owner: Rushing Duck Brewing Company / Christine Battiato
Location: 2 Greycourt Avenue, Building 2, Unit 1 (104-6-14.2 / B1 Zone)
Re: Convert building into new production facility and tasting room

Nikki Cavanaugh, Applicant, provided an overview of the project:

- Applicant is moving its production and tasting room from 6 Howland Street to 2 Battiato Lane, Unit 1.
- Proposed project will have no walkways outside the courtyard – the courtyard will only be accessed from inside the buildings.
- Phase I includes production and tasting room at 2 Battiato Lane, Unit 1. Phase II would start October 2020 and include production facilities at 2 Battiato Lane, Unit 2 and extending the courtyard.
- Existing food truck would remain in its existing location at 2 Greycourt Avenue.

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

- He noted the applicant included the elements discussed at the Work Session into the concept site plan submitted.
- The site plan needs to include:
 - Property lines for the proposed project and all surrounding properties.

- Existing streets.
- Details on any improvements to the site (i.e. parking spaces, materials used for parking areas and roadways, etc.), note regarding removal of existing debris.
- It was suggested the applicant move the handicap space as turning into the proposed location appears to be difficult.
- It was also suggested the applicant get an easement for the use of the seating area.
- It was also suggested that merging the two properties would alleviate the need for an easement.
- The Board requested the applicant attend the December 5, 2019 Work Session and, if possible, bring the Engineer who created the site plan.

2. Project # 16-08 Project Name: The Castle Site Plan Amendment

Applicant/Owner: Brian & Alison Leentjes / XLLC & 717, LLC

Location: 107-109 Brookside Avenue (107-2-14.2 & 15 / B2 Zone)

Re: Approval extension; Addition modifications

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

- The site plan should be updated with:
 - How the pavilion will be altered to accommodate the proposed new building.
 - Remove the retaining wall being demolished to accommodate the proposed new building.
 - The location and use of the proposed rooftop space.
 - Clarify the proposed one and two-story buildings.
- With the Planning Board's approval, Mark Edsall will send an email to Jim Dillin regarding the site plan updates requested.

GENERAL DISCUSSION

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

ADJOURNMENT

***MOTION** was made by Member Rappa, 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

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

November 19, 2019

Current projects that were inspected during the last month:

22 Maple Ave

- 1- Project progressing.

87 Brookside Ave. Credit Union

- 1- Work almost complete.

Carpenter Road.

- 1- Two of three are now complete.
- 2- 3rd house well underway.

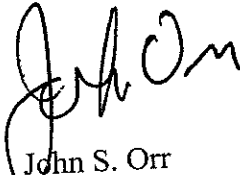
40 Greycourt Ave.

- 1- House progressing.

Whispering Hills

- 1- Framing has started.

Regards,



John S. Orr
Code Enforcement Officer



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

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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: RUSHING DUCK BREWING SITE PLAN
(NEW BREWING LOCATION)
PROJECT LOCATION: 2 GREYCOURT AVENUE – BUILDING 2 – UNIT 1
SECTION 104 – BLOCK 6 – LOT 14.2
PROJECT NUMBER: 19-06
DATE: 19 NOVEMBER 2019
CONSULTANT: BODHI ANAIS PIEDMONT-FLEISCHMANN, P.E.
PLAN DATE: 11/13/19
DESCRIPTION: THE APPLICANT PROPOSES TO RELOCATE THEIR BREWING
OPERATION TO THIS NEW SITE. A TASTING ROOM IS ALSO
PROPOSED AT THIS NEW SITE. THE PLAN WAS REVIEWED ON A
CONCEPT BASIS ONLY.

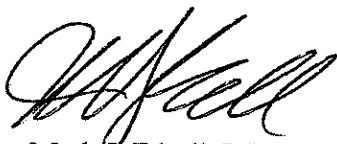
1. The property is located in the B-1 Zoning District of the Village. It is my understanding that the use is permitted in the zone pursuant to an interpretation of the ZBA on 12/8/2011.
2. The submittal is very conceptual in nature and has been reviewed as such.
3. The application indicates an address of 2 Greycourt Ave., although the application tax parcel actually fronts on Howland Street, but is listed by the County as 2 Battiato Ln. The site plan indicates an address of 1 Battiato Ln. A separate tax parcel 105-1-7 (listed as owned by a different owner) is between the application parcel and Greycourt Ave., with the submitted site plan showing improvements and use over both parcels (including crossing Howland Street, status unknown). The application and plan should address this situation.
4. The plan submitted is not an actual survey plan with proposed site plan improvements and site development data and details as is normally reviewed by the Planning Board. The submitted plan is a “blown-up” aerial survey with conceptual development overlaid on the aerial. Attention is directed to Note #1 on the drawing. The Board should discuss with the applicant what format and information will be acceptable.

5. We have performed a conceptual review of the plan submitted and note the following:

- Normal site data and information required for site plans (and as noted in code) not included on plans.
- Roadways not identified.
- No property lines are shown on the plan; as such, it is not clear on what tax parcels the various improvements are located on. The property lines should be based on an actual survey by a licensed land surveyor in NYS.
- The plan depicts driveways and parking areas. One area of the drive is noted as gravel. Finishes for all drives and parking should be clear.
- The plan appears to propose development over and immediately adjacent to existing outside storage areas. Clarify status of intent for these areas / materials.
- The plan notes parking location is "approximate". The purpose of the site plan is to define locations for uses. Appropriate final locations and dimensions should be provided.
- Although a 24.4 +/- width is indicated for the drive on the north side of the Production/Tasting area, the width is compromised at the corner of the building .
- It is unclear if the site traffic is one-way or dual-directional. In any case, access to the single handicapped space would be difficult if approaching in a counter-clockwise direction.
- The small outdoor seating area (noted as roped off) is of concern given the vehicles that park up to the same. Normally some type of safety barrier (bollards, etc.) are appropriate.
- Aisle dimensions for backout in parking areas should be indicated.
- Details for site improvements (paving, handicapped striping and signage, fencing, barriers, lighting, etc.) should be provided.
- All plans should include an approval box, with the Village Project Number (noted above) included in the box. The box should be in the bottom right hand fold of the plans, on each sheet.

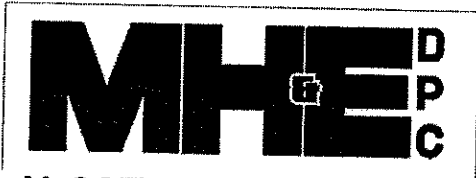
6. We will continue our review as additional information is submitted and the Board clarifies the needed scope of review.

Respectfully Submitted,



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

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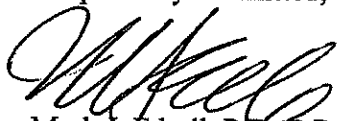
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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: CASTLE SITE PLAN AMENDMENT (v.17) AND SPECIAL PERMIT
(Proposed Building Addition & Zip Line Platform and Tower)
PROJECT LOCATION: NYS ROUTE 17M
SECTION 107 – BLOCK 2 – LOTS 14.2 & 15
PROJECT NUMBER: 16-08
DATE: 19 NOVEMBER 2019
CONSULTANT: JAMES A. DILLIN, PLS
PLAN DATE: Plan Revised 11-08-19
DESCRIPTION: THE APPLICATION PROPOSES AN ADDITION TO THE RECREATION
CENTER BUILDING ADDITION AND A ZIP LINE USE. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 13 DEC 2017, 28 FEBRUARY 2017,
28 MARCH 2017, 25 APRIL 2017 AND 23 MAY 2017 PLANNING BOARD
MEETINGS.

1. The application received Conditional Final Approval on 5/23/2017 and upon pursuit of construction has identified some refinements in the building layout. The actual size of the square footage (total) is proposed to decrease, with an increase in the first floor area and a decrease in the second floor area. It is our understanding the applicant does intend (propose) to use to rooftop of the single story portion for assembly purposes. A “modified re-approval” is requested.
2. The completion date is now shown as 2021.
3. The Board may wish to clarify (relative to note #8) that the one year is from time of Certificate of Occupancy.

Respectfully Submitted,


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

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