

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

FEBRUARY 25, 2020

REGULAR MEETING

PRESENT: Richard RAMSDELL, Chairman
Anthony LASPINA, Member
Robert JANKELUNAS, Member

NOT PRESENT: Vincent RAPPA, Co-Chairman
Gene WINTERS, 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 January 2020 Planning Board Meeting Minutes. ***MOTION** made by Member LaSpina, second by Member Jankelunas, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 3-0

CORRESPONDENCE

Letter from Al Fusco regarding project # 02-07 requesting the approval status of the hotel.

CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr (copy attached).

WORK SESSION REVIEW

Planning Board Secretary reviewed the applicants that appeared at the February 6, 2020, Work Session:

- Rushing Duck Site Plan
- Steris Isomedix Site Plan Amendment (Expansion) – applicant is planning on submitting an application for the March meeting.

PROJECTS FOR REVIEW

2. Project # PB-20-01 Project Name: Donnelly Site Plan
 Applicant/Owner: Lewis Donnelly
 Location: 7-9 Greycourt Avenue (105-1-4 & 105-1-5 / B-1 Zone)
 Re: Proposed Commercial / Residential Building
 Presented by Ross Winglovitz, PE, Engineering & Surveying Properties, PC

Ross Winglovitz, PE, provided an overview of the project:

- Project consists of three retail stores with six one-bedroom apartments above.
- Handicap parking spaces moved to rear of building
- Additional 2 parking spaces added by entrance where handicap parking was originally proposed
- Traffic flow not changed as site distance is an issue turning out of the property where the proposed entrance is located. CEO John Orr asked the applicant to show the buildings and site distance on adjacent properties.
- Applicant brought architectural presentation drawings, Floor Plans and Elevations of the building
- Porch with shed roof added to the rear of the building

- Walkway added to the front of the building
- Building will include:
 - Front and rear entrance/exit doors for each retail space
 - Utility closet located on the second floor
 - One stairway for access to upstairs apartments

Mark Edsall reviewed McGoey, Hauser and Edsall's comments (copy attached). General discussion was held regarding:

- Project needs SWPPP and stormwater runoff plans
- Stormwater naturally flows to the rear of the property
- CEO John Orr asked the applicant if the parking spaces on the side by the entrance could be moved to the exit side of the site to allow for better traffic flow off Greycourt Avenue
- The applicant is creating a lot of impervious surface. Would it possible to reconfigure the proposed structure for less impervious surface?
- Applicant will submit the proposed floor plan to the Code Enforcement Officer for review and comment
- Applicant should be prepared to show grading, lighting, landscaping, stormwater in future submissions
- Applicant should submit sign details for review
- CEO John Orr suggested the applicant meet with the Chester Agricultural Center to discuss the possibility of the 1-bedroom apartments being used as affordable farm worker housing

***MOTION** was made by Member Jankelunas, second by Member LaSpina, to **SET THE PUBLIC HEARING FOR MARCH 24, 2020 AT 7:00 PM.** Motion passed 3-0.

***MOTION** was made by Member Jankelunas, second by Member LaSpina, to **REFER THIS APPLICATION TO ORANGE COUNTY PLANNING UNDER GENERAL MUNICIPAL LAW §239 M AND N.** Motion passed 3-0.

GENERAL DISCUSSION

Chairman Ramsdell advised that an informal plan development discussion with John Orr, Mark Edsall and Rushing Duck's representatives will take place after we adjourn this meeting just to have a general conversation about their plan.

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 3-0. Meeting adjourned at 7:45 PM.

Respectfully Submitted,



Sandra VanRiper
Planning Board Secretary

FUSCO ENGINEERING & LAND SURVEYING, P.C.



Consulting Engineers

Alfred A. Fusco, Jr., P.E., Principal

Alfred A. Fusco, III, General Manager

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copy

January 29, 2020

Honorable Mayor John Bell
Village of Chester
47 Main Street
Chester, New York 10918

RE: Holiday Inn
Herman Linziger
Section 110, Block 2, Lot 5

Dear Mayor Bell,

We represent Herman Linziger and were the last engineers of record and received approval for a hotel next to McDonalds and the shopping mall.

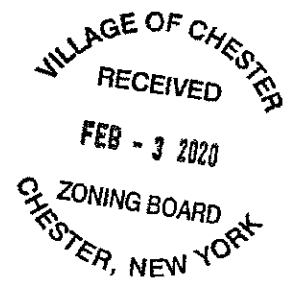
We respectfully request a status of the approval as we wish to pursue the development of same.

Please provide status or we would be pleased to meet to discuss together.

We thank you for your consideration.

Very truly yours,

Alfred A. Fusco, Jr., P.E.
FUSCO ENGINEERING &
LAND SURVEYING, P.C.
AAF/cam



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

February 25, 2020

Current projects that were inspected during the last month:

40 Greycourt Ave.

- 1- House progressing.

38 Greycourt Ave

- 1- House is progressing.
- 2-

Whispering Hills

- 1- Interior work underway.

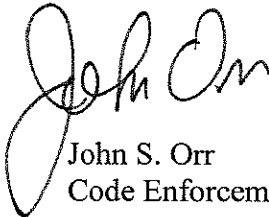
Valkyrie Coffee Roasters – 23 Main Street

- 1- Issued permit for minor work to open Coffee Shop
- 2- Coffee Shop now open.

Walgreen's 89 Brookside Ave.

- 1- Issued permit for insulation of storage pods and fencing.

Regards,



John S. Orr
Code Enforcement Officer



**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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WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: DONNELLY MIXED USE SITE PLAN
PROJECT LOCATION: 7 GREYCOURT AVENUE
SECTION 105 – BLOCK 1 – LOT 4 & 5
PROJECT NUMBER: 20-01
DATE: 25 FEBRUARY 2020
CONSULTANT: ENGINEERING AND SURVEYING PROPERTIES
PLAN DATE: 12 FEBRUARY 2020
DESCRIPTION: THE PLAN INCLUDES THE DEMOLITION OF AN EXISTING DWELLING, SHED AND BARN ON BOTH LOTS. THE APPLICANT PROPOSES A 3-STORY MIXED USE BUILDING WITH 2108 SQ. FT. RETAIL SPACE ON THE FIRST FLOOR AND MULTI-FAMILY, SIX (6)- 1-BEDROOM APARTMENTS ON THE SECOND AND THIRD FLOORS. THE APPLICATION WAS PREVIOUSLY REVIEWED BY THE BOARD AT THE 28 JANUARY 2020 MEETING. THE APPLICATION WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the B-1 Zoning District of the Village. The proposed retail use is a Principal Permitted Use and the apartments above the retail is a permitted accessory use (limited to single bedroom dwellings).
2. The Required Bulk Requirements appear to be correct for the zone and proposed uses.
3. Pursuant to the discussions of the Board at the January meeting, the applicant has revised the arrangement of the parking to prevent having the handicap loading zone within the site incoming drive lane. The Board should review the currently proposed traffic flow through the site. Our office notes that a 12' width is proposed for the site entrance and exit lanes (one-way).
4. The applicant has shown a dumpster location. As a reminder, the applicant should provide a detail for a masonry dumpster enclosure. Additionally, a truck route plan should be provided to ensure a garbage truck can reasonably traverse through the site.
5. The short form EAF identifies that the site is located in or adjacent to an area designated as sensitive for archaeological sites on the SHPO site survey. Our office recommends that the applicant submit the project for review to SHPO. The applicant should copy the Planning Board Secretary on all correspondence to SHPO.

• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •

6. A review by the Village Highway Superintendent is required for the driveways "curb-cut" to the Village Road. Adequate information regarding grade/slope at the access, stormwater drainage provisions and sight distances should be included on the plan. Our office will coordinate these matters with the Superintendent once a complete plan is available.
7. This project is within a 500-foot distance from the Heritage Trail and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
8. The Planning Board should discuss, with the Attorney for the Planning Board, the appropriate steps to initiate SEQRA review of the application.
9. Our office looks forward to future submissions as the plans develop to continue our review.

Respectfully Submitted,



Shawn Arnott, P.E.
Project Engineer

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