

MINUTES

VILLAGE OF CHESTER PLANNING BOARD

JULY 14, 2020

REGULAR MEETING

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

NOT PRESENT: 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 7:00 PM.

MINUTES

Review Draft June 9, 2020 Planning Board Meeting Minutes. ***MOTION** made by Member LaSpina, second by Member Jankelunas, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 4-0

CORRESPONDENCE

No correspondence to discuss.

CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr – verbal report only.

WORK SESSION REVIEW

Planning Board Secretary reviewed the applicants that appeared at the July 9, 2020 Work Session:

- Donnelly Site Plan
- Elmwood Park Apartments.

PROJECTS FOR REVIEW

1. 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

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

- The applicant is requesting site plan approval tonight.

McGoey, Hauser, Edsall's comments reviewed (copy attached) and general discussion held:

- Ross Winglovitz reviewed the plan with Village Street Superintendent Charles Bono.
- The drainage issue was corrected.
- The 2 parking spaces proposed to be located in the front of the building along Greycourt Avenue were removed.
- The storage space was deducted from the retail area, which reduced the parking requirement.
- Applicant will revise the parking calculations from 18 to 16 required spaces.

- Curbing was revised per the Street Superintendent's suggestion to allow for plowing.
- Applicant to note the grass area between the sidewalk and Greycourt Avenue on the plans.
- Applicant was asked to modify the handicap access area by moving the sidewalk towards Greycourt Avenue and remove the sidewalk that connects the sidewalk in front of the building to Greycourt Avenue, which would eliminate the need for handicap ramps
- Charles Bono, Village of Chester Street Superintendent, requested all drainage, sidewalks, etc. be maintained by the property owner. Village Engineer Mark Edsall will draft a note for the site plan, with approval from the Board and Village Attorney Harold Pressberg.
- Note will be added to the site plan that the storage areas will only be used for storage.
- Per Village Engineer Mark Edsall, the parking meets Village Code.
- A new 15" culvert will be installed across the road with a note on the site plan indicating the pavement will be restored from the culvert replacement.
- There will be no on-street parking restriction.

***MOTION** was made by Member Rappa, second by Member LaSpina, to **DECLARE A NEGATIVE DECLARATION UNDER SEQR AS THE ACTION WILL NOT RESULT IN ANY POTENTIALLY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT.** Motion passed 4-0.

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| Roll Call: | Chairman Rick Ramsdell | Yes |
| | Member Robert Jankelunas | Yes |
| | Member Anthony LaSpina | Yes |
| | Member Vincent Rappa | Yes |

Village Attorney Harold Pressberg advised this project is subject to Village Code § 98-29(B)(2) pertaining to fees in lieu of parkland and should be included as a condition of approval.

***MOTION** was made by Member Rappa, second by Member LaSpina, to **GRANT CONDITIONAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:**

1. **REVISIONS TO THE SITE PLAN ACCORDING TO MARK EDSALL'S COMMENTS;**
2. **APPROVAL OF THE FINAL SITE PLAN BY MARK EDSALL AND VILLAGE STREET SUPERINTENDENT CHARLES BONO;**
3. **MERGING LOTS 105-1-4 & 105-1-5;**
4. **PAYMENT OF FEES IN LIEU OF PARKLANDS;**
5. **PAYMENT OF ALL FEES.** Motion passed 4-0

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| Roll Call: | Chairman Rick Ramsdell | Yes |
| | Member Robert Jankelunas | Yes |
| | Member Anthony LaSpina | Yes |
| | Member Vincent Rappa | Yes |
| | Member Gene Winters | Absent |

2. **Project # PB-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

Nick Rugnetta, PE, Pietrzak & Pfau, provided an overview of the project and responded to comments from McGoey, Hauser and Edsall:

- Dumpster is located in the rear.
- All proposed parking, including handicap parking, will be completed in Phase I.
- The applicant will get an updated traffic plan to Village Engineer Mark Edsall.
- The "DO NOT ENTER" sign was moved and will be noted on the site plan.
- Bollards have been added by the outdoor seating area.

- The standard lighting note will be added to the site plan.
- Sign revisions will be noted on the site plan.
- Item 4 details will be added to the site plan.

McGoey, Hauser, Edsall's comments reviewed (copy attached) and general discussion held:

- The dumpster should be at least 5 feet off the building for fire safety.
- It was noted the building is serviced by existing municipal water and sewer. The applicant should add where the services are on the site plan.
- The applicant will include Isolux curves around the proposed lighting fixtures on the site plan.
- The "DO NOT ENTER" sign should be updated with the symbol for easier recognition.
- The applicant confirmed there are 8 proposed bollards on the site plan. Village Engineer Mark Edsall advised the applicant may want to correct / field adjust the bollards in the hatch area of the handicap parking to ensure it does not limit the access from the handicap parking spaces – potentially adding a bollard at the center of each handicap parking space and one in each corner of the hatch area to allow handicap access through the hatch area.
- The applicant will update the existing parking spaces by the front of the building closest to Greycourt Avenue to show parking, handicap parking and hatch area.

***MOTION** was made by Member Rappa, second by Member LaSpina, to **DECLARE THIS A TYPE II ACTION UNDER SEQRA AS PROVIDED IN 6 NYCRR 617.5(c)(7), AND, THEREFORE, REQUIRES NO FURTHER ACTION UNDER SEQRA.** Motion passed 4-0.

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| Roll Call: | Chairman Rick Ramsdell | Yes |
| | Member Robert Jankelunas | Yes |
| | Member Anthony LaSpina | Yes |
| | Member Vincent Rappa | Yes |
| | Member Gene Winters | Absent |

***MOTION** was made by Member Rappa, second by Member LaSpina, to **GRANT CONDITIONAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:**

- 1. REVISIONS TO THE SITE PLAN ACCORDING TO MARK EDSALL'S COMMENTS;**
- 2. APPROVAL OF THE FINAL SITE PLAN BY MARK EDSALL;**
- 3. PAYMENT OF ALL FEES.** Motion passed 3 Yes; 0 No; 1 Abstained

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| Roll Call: | Chairman Rick Ramsdell | Yes |
| | Member Robert Jankelunas | Abstained |
| | Member Anthony LaSpina | Yes |
| | Member Vincent Rappa | Yes |
| | Member Gene Winters | Absent |

GENERAL DISCUSSION

Village Attorney Harold Pressberg noted that the Village Zoning Board of Appeals granted Steris an area variance for the building height conditioned on a coordinated review with the Planning Board.

***MOTION** by Member Jankelunas, second by Member LaSpina to **DECLARE THE VILLAGE OF CHESTER PLANNING BOARD'S INTENT TO BE LEAD AGENCY FOR SEQRA AND CIRCULATE LEAD AGENCY LETTERS TO ALL INTERESTED AGENCIES.** Motion passed 4-0.

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| Roll Call: | Chairman Rick Ramsdell | Yes |
| | Member Robert Jankelunas | Yes |
| | Member Anthony LaSpina | Yes |
| | Member Vincent Rappa | Yes |
| | Member Gene Winters | Absent |

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

ADJOURNMENT

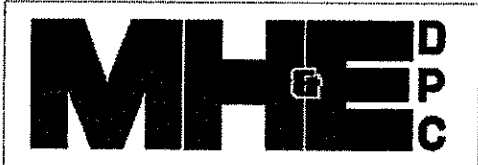
***MOTION** was made by Member Rappa, second by Member LaSpina, to **ADJOURN THE MEETING**. Motion passed 4-0.

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| Roll Call: | Chairman Rick Ramsdell | Yes |
| | Member Robert Jankelunas | Yes |
| | Member Anthony LaSpina | Yes |
| | Member Vincent Rappa | Yes |
| | Member Gene Winters | Absent |

Respectfully Submitted,



**Sandra VanRiper
Planning Board Secretary**



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

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VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: DONNELLY SITE PLAN
PROJECT LOCATION: #7 & #9 GREYCOURT AVENUE
SECTION 105 – BLOCK 1 – LOT 4 & 5
PROJECT NUMBER: 20-01
DATE: 14 JULY 2020 (Zoom Meeting)
CONSULTANT: ENGINEERING & SURVEYING PROPERTIES
PLAN DATE: Revision 2 - 1 – 06/15/2020 (5-drawings)
DESCRIPTION: THE APPLICATION PROPOSES THE DEMOLITION OF STRUCTURES ON THE PROPERTIES AND THE DEVELOPMENT OF A 3-STORY BUILDING WITH FIRST FLOOR RETAIL, AND APARTMENTS ON THE SECOND AND THIRD FLOOR. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 28 APRIL 2020 AND 26 MAY 2020 PLANNING BOARD MEETINGS.

1. The property is located in the B-1 Zoning District of the Village. The proposed retail use is Principal Permitted Use #2, with the apartments being accessory use #4 of the zone. The “required” bulk information indicated is correct for the zone and uses.
2. We have reviewed the revised plans and have the following comments:
 - The final plan submitted should have the parking calculation revised to address the “maximum sales area” and a revised parking count.
 - As requested by the Board, the diameter of the sanitary sewer main in Greycourt Ave. should be shown.
 - The plan is subject to the final review of the Street Superintendent which is pending at the time of this review.
3. As previously noted, the two parcels are owned by different entities. The merger of the parcels should be considered as a condition of any approval.
4. The Board should review any procedural issues such as SEQRA with the Attorney for the Planning Board.

Respectfully Submitted,

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

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

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VILLAGE OF CHESTER
PLANNING BOARD
TECHNICAL REVIEW COMMENTS

PROJECT NAME: RUSHING DUCK BREWING SITE PLAN
(NEW BREWING LOCATION)
PROJECT LOCATION: 2 BATTIATO LANE
SECTION 104 – BLOCK 6 – LOTS 7, 14.2 & 12
PROJECT NUMBER: 19-06
MEETING DATE: 14 JULY 2020 SPECIAL MEETING (ZOOM MTG.)
CONSULTANT: PIETRZAK & PFAU ENGINEERING & SURVEYING
PLAN DATE: Rev 07-01-20 (3-sheets)
DESCRIPTION: THE APPLICANT PROPOSES TO RELOCATE THEIR BREWING OPERATION TO THIS NEW SITE, A TASTING ROOM IS ALSO PROPOSED AT THIS NEW SITE. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 13 NOVEMBER 2019, 6 FEBRUARY 2020, 25 FEBRUARY 2020 AND 9 JUNE 2020 BOARD MEETINGS.

1. The property is located in the B-1 zoning district of the Village. It is our understanding that the use is permitted in the zone pursuant to an interpretation of the ZBA on 12/8/2011. The plan includes a complete bulk table reflecting the bulk data for the zone.
2. The new plans submitted address all the prior engineering comments, other than the following which should be discussed as to how the Board feels the matters need to be addressed (if needed):
 - Separation of dumpster to building structure should meet requirements set by Village C.E.O.
 - Although we understand the building is served by municipal sewer, it is still not indicated.
 - No isolux curves are indicated for lighting, but only limited fixtures are proposed (all others existing).
 - Recommend standard appearance (face) for "Do Not Enter" signs for easy recognition.
3. We are aware of no other outstanding engineering / technical concerns for the plans.

Respectfully Submitted,

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

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