

## MINUTES

### VILLAGE OF CHESTER PLANNING BOARD

JULY 28, 2020

#### REGULAR MEETING

**PRESENT:** Richard RAMSDELL, Chairman  
Anthony LASPINA, Member  
Vincent RAPPA, 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 7:05 PM.

#### **MINUTES**

The motion to approve the July 14, 2020, draft minutes was tabled to the next meeting to allow adequate time for review of the minutes.

#### **CORRESPONDENCE**

No correspondence to discuss.

#### **CODE ENFORCEMENT OFFICER REPORT**

Presented by John Orr – verbal report only.

#### **WORK SESSION REVIEW**

The July 2, 2020 Work Session was reviewed at the July 14, 2020 meeting.

#### **PROJECTS FOR REVIEW**

1. **Project # PB-20-03**     **Project Name: Steris Isomedix Site Plan Amendment**  
Applicant/Owner:     Chester Industrial Park Assoc, LLC / Steris Isomedix Operation Inc  
Location:                2 Nucifora Boulevard (117-2-4.2 / M1 Zone)  
Re:                         Construction of a new warehouse addition with 2 new x-ray shields

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

- It was noted the updated SWPPP was reviewed, and Village Engineer Mark Edsall addressed it in his comments to the Board.
- The plans need to be cleaned up by the applicant's engineer.
- The parking spaces noted on the plans meet code, but the applicant might want to enlarge the spaces for convenience.
- Primary and overflow parking should be labeled necessary parking.
- An area variance was granted at the July 7, 2020 ZBA meeting subject to the following conditions:
  - Planning Board classifying SEQRA.
  - Planning Board declaring Lead Agency.

- SEQRA review completed.
- Planning Board completing the Site Plan review and granting approval.

**\*MOTION** by Member LaSpina, second by Member Rappa to **DECLARE THE VILLAGE OF CHESTER PLANNING BOARD’S INTENT TO BE LEAD AGENCY FOR SEQRA.** Motion passed 4-0.

<b>Roll Call:</b>	<b>Chairman Rick Ramsdell</b>	<b>Yes</b>
	<b>Member Robert Jankelunas</b>	<b>Absent</b>
	<b>Member Anthony LaSpina</b>	<b>Yes</b>
	<b>Member Vincent Rappa</b>	<b>Yes</b>
	<b>Member Gene Winters</b>	<b>Yes</b>

**\*MOTION** was made by Member Rappa, second by Member Winters, to **DECLARE THIS AN UNLISTED ACTION UNDER SEQR.** Motion passed 4-0.

<b>Roll Call:</b>	<b>Chairman Rick Ramsdell</b>	<b>Yes</b>
	<b>Member Robert Jankelunas</b>	<b>Absent</b>
	<b>Member Anthony LaSpina</b>	<b>Yes</b>
	<b>Member Vincent Rappa</b>	<b>Yes</b>
	<b>Member Gene Winters</b>	<b>Yes</b>

**\*MOTION** was made by Member Winters, 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.

<b>Roll Call:</b>	<b>Chairman Rick Ramsdell</b>	<b>Yes</b>
	<b>Member Robert Jankelunas</b>	<b>Absent</b>
	<b>Member Anthony LaSpina</b>	<b>Yes</b>
	<b>Member Vincent Rappa</b>	<b>Yes</b>
	<b>Member Gene Winters</b>	<b>Yes</b>

**\*MOTION** was made by Member Winters, 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 BY MARK EDSALL OF THE FINAL SITE PLAN;**
- 3. DRAINAGE EASEMENT;**
- 4. DEDICATION OF PARCEL;**
- 5. PAYMENT OF ALL FEES.** Motion passed 4-0

<b>Roll Call:</b>	<b>Chairman Rick Ramsdell</b>	<b>Yes</b>
	<b>Member Robert Jankelunas</b>	<b>Absent</b>
	<b>Member Anthony LaSpina</b>	<b>Yes</b>
	<b>Member Vincent Rappa</b>	<b>Yes</b>
	<b>Member Gene Winters</b>	<b>Yes</b>

- 2. Project # PB-20-04      Project Name: Beer World Site Plan Amendment**  
 Applicant/Owner:      SD Chester, LLC  
 Location:                39 Brookside Avenue (114-1-7.1 / B2 Zone)  
 Re:                        Renovation and expansion of existing commercial building

Larry Marshall, Engineer, provided an overview of the project:

- Applicant would like to expand the existing building.
- Updated plans were submitted for this meeting.
- Parking spaces to be updated from the 9' x 18' on the plans to 10' X 20' as required by Code.

- In accordance with Village Code § 98-29E, the applicant is requesting a waiver for parking spaces as their studies show they don't use all the required parking and the applicant would like to limit the amount of paved area on the site.
- The applicant would like the parking spaces in the rear of the property to be used as overflow parking with a gravel base instead of paving the area.
- CEO John Orr is in agreement with the overflow parking in the rear as the business floor space is both selling area and storage.
- Applicant will add a note to the site plan giving the Code Enforcement Officer authority to require the applicant to add parking spaces as needed and/or refer them back to the Planning Board.
- The applicant will update the plans based on the comments received from Orange and Rockland regarding improvements on their easement.
- Standard notes to be put on the plans.
- Note on the plans that the existing trucks on the property will be removed.
- Note on the plans that the existing chain link fence on the property will be removed.

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

- Larry Marshall, Engineer, advised the applicant has no issue with any of Village Planning Board Engineer Mark Edsall's comments.
- Chairman Ramsdell noted the following updates to the site plan:
  - Sheet 1 of the site plan notes page 1 of 7 and should be page 1 of 9.
  - The location map on the cover sheet should be larger in scale and closer in so there's not so much extra area around the site which is not involved in the project.
  - It should be noted on the plan that the front yard setback is pre-existing, non-conforming.
  - Update the property lines.
  - Approval box should appear on each sheet of the site plan.
- Member LaSpina asked about the catch basin.
  - Larry Marshall, Engineer, advised the applicant will utilize the existing catch basin located in the southwest corner of the property. The existing catch basin drains in the rear of the property, but they cannot locate the end of the drainpipe because of the marsh land.
  - Member LaSpina asked if the catch basin was large enough to handle the parking lot drainage.
  - Larry Marshall, Engineer, advised the catch basin is large enough. The applicant will not significantly alter the impervious surface, but he will review the existing and proposed impervious surfaces and provide a comparison.
  - Applicant was asked to note on the plans where the drainpipe is located, what way it drains and that they are unable to determine where the drainpipe ends.
- The grading plan is included in Village Planning Board Engineer Mark Edsall's comments.
- Larry Marshall, Engineer, will check the elevations numbers noted on page 3.

**\*MOTION** was made by Member Winters, second by Member LaSpina, to **REFER THIS APPLICATION TO ORANGE COUNTY PLANNING UNDER GENERAL MUNICIPAL LAW §239 M AND N AFTER RECEIPT OF UPDATED PLANS, INCLUDING LIGHTING.** Motion passed 4-0.

<b>Roll Call:</b>	<b>Chairman Rick Ramsdell</b>	<b>Yes</b>
	<b>Member Robert Jankelunas</b>	<b>Absent</b>
	<b>Member Anthony LaSpina</b>	<b>Yes</b>
	<b>Member Vincent Rappa</b>	<b>Yes</b>
	<b>Member Gene Winters</b>	<b>Yes</b>

**\*MOTION** was made by Member Rappa, second by Member LaSpina, to **GRANT A PARKING WAIVER WITH THE CONDITION THAT THE APPLICANT WILL NOTE ON THE SITE PLAN THE CODE ENFORCEMENT OFFICER'S AUTHORITY TO REQUIRE ADDITIONAL PARKING IN THE FUTURE.** Motion passed 4-0.

<b>Roll Call:</b>	<b>Chairman Rick Ramsdell</b>	<b>Yes</b>
	<b>Member Robert Jankelunas</b>	<b>Absent</b>
	<b>Member Anthony LaSpina</b>	<b>Yes</b>
	<b>Member Vincent Rappa</b>	<b>Yes</b>
	<b>Member Gene Winters</b>	<b>Yes</b>

### **GENERAL DISCUSSION**

CEO John Orr commented the Planning Board is caught up on projects before the Board, therefore, there is no need for a meeting in 2 weeks and the meetings should go back to the regular schedule.

CEO John Orr also advised that the Chester Agricultural Center attended the June Planning Board Work Session to discuss opening Moody Blues Coffee House at 8 Greycourt Avenue. The project was described as a coffee house with light food available. On July 27, 2020, Moody Blues contacted the Building Department for a Certificate of Occupancy so they could apply for a liquor license. CEO John Orr contacted the Chester Agricultural Center and Moody Blues Coffee House to inquire about the new uses for the property and was advised they were planning on serving alcohol, extending their hours of operation and having entertainment on site. As this was not part of the original discussion, the Chester Agricultural Center and Moody Blues Coffee House s were advised they could not serve alcohol, extend their hours or have entertainment on site until they obtained Site Plan approval from the Planning Board.

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

### **ADJOURNMENT**

**\*MOTION** was made by Member Winters, second by Member LaSpina, to **ADJOURN THE MEETING.** Motion passed 4-0. Meeting adjourned at 8:17 PM.

Respectfully Submitted,



**Sandra VanRiper**  
**Planning Board Secretary**



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

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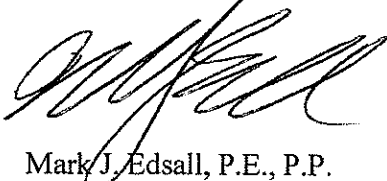
**VILLAGE OF CHESTER  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** STERIS ISOMEDIX SERVICES SITE PLAN AMENDMENT  
(64,909 SF ADDITION)  
**PROJECT LOCATION:** 2 NUCIFORA BLVD – CHESTER INDUSTRIAL PARK  
SECTION 117 – BLOCK 2 – LOT 4.2  
**PROJECT NUMBER:** 20-03  
**DATE:** 28 JULY 2020 (Zoom Meeting)  
**CONSULTANT:** MJS ENGINEERING & LAND SURVEYING PC  
**PLAN DATE:** 07/08/20 (nine drawings plus one lighting plan, one retaining wall plan, five architectural drawings and a copy of the survey for reference)  
**DESCRIPTION:** THE APPLICATION PROPOSES A 64,909 SF ADDITION TO THE EXISTING ISOMEDIX STERILIZATION FACILITY WITH ASSOCIATED SITE IMPROVEMENTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 28 APRIL 2020 and 26 MAY 2020 PLANNING BOARD MEETINGS.

1. The project is located in the M-1 zoning district of the Village. The proposed use is Principal Permitted Use # 2 of the zone. This is a site plan amendment, as the applicant previously received approval for a 59,690 sf facility on the 10.8 Acre property during 2015. This site plan amendment will construct the addition on the northeast side of the existing building (side toward Route 94).
2. We have received the revised plan set. There is improvement in the clarity of the drawings; however, some additional effort would be beneficial. Please note the following comments:
  - Our office notes a triangular piece of property near the intersection of NYS Route 94 and Nucifora Boulevard that is unclear who the property owner is.
  - The sewer connection for the addition should be made more visible.
  - The Village's standard lighting note should be added to Sheet C-10.
  - A concrete wash-out location and detail should be provided on the E&SC plan.

3. The proposed 40' drainage easement will need to be filed prior to signature of the site plan.
4. The Board may wish to consider conditional approval at this time.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Mark J. Edsall', written in a cursive style.

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**  
**REVIEW COMMENTS**

**PROJECT NAME:** SD CHESTER LLC (BEER WORLD) SITE PLAN AMENDMENT  
**PROJECT LOCATION:** 39 BROOKSIDE AVENUE (NYS ROUTE 17M)  
SECTION 114 – BLOCK 1 – LOT 7.1  
**PROJECT NUMBER:** 20-04  
**DATE:** 28 JULY 2020 (ZOOM MTG.)  
**CONSULTANT:** MNTM ENGINEERING & SURVEYING  
**PLAN DATE:** Rev. 1 dated 5-11-20 (9-drawing set)\*\*  
\*\* plans have same date as previous submittal  
**DESCRIPTION:** THE APPLICATION PROPOSES MODIFICATION TO THE EXISTING  
RETAIL FACILITY WITH A REVISION FROM 5,740 SF TO 12,6630 SF. THE  
APPLICATION WAS PREVIOUSLY REVIEWED AT THE 9 JUNE 2020  
PLANNING BOARD MEETING.

1. The property is located in the B-2 Zoning District of the Village\*\*. The proposed use is cross-referenced from use A-1 of the B-2 to use A-2 of the B-1 zone. The bulk table indicates compliance with the required bulk values other than the front yard setback which is pre-existing non-conforming. As previously requested, the plan should note that the front yard is pre-existing non-conforming.  
\*\* a small area of the property is in the M-2 zone.
2. We have reviewed the resubmittal and the applicant's engineer's cover letter and provide the following update regarding the site plan areas of concern:
  - Parking – As with the initial plan, a parking calculation table is provided which utilizes three different potential references for the parking ratio (B-2 code; B-1 code; ITE manual recommendations). The applicant is now requesting a "waiver" of required off-street parking per Section 98-28.E (I believe they mean 98-29.E). The Board should discuss the request with the Attorney for the Planning Board as to the method for any such "waiver".
  - Traffic Flow – the access on the west side of the building is narrow and is shown as one-way entry. The recommended "Do Not Enter" signs have been added to the plans.

- Dumpster Enclosure – we previously recommended that the Board require a masonry enclosure protected with bollards. The plans depict a chain link fence enclosure (although the cover letter says a masonry enclosure is provided). The Board will need to determine if chain link is adequate and has the necessary longevity.
  - Trailers on Site – the demolition plan indicates that the trailers will be removed as part of the site plan.
  - Survey Reference – Full information is included with the notes on drawing #2.
  - Plan Approval Box – As previously requested, provide approval boxes *on all drawings.*
3. The Preliminary plans submitted now include a grading plan, demolition plan, detail sheet, landscaping plan, lighting plan and turning movement / signage plan. We have reviewed these and provide the following initial comments:

General

- Please note that some corrections indicated on a single sheet may also require correction or coordination with other sheets.
- This review is Preliminary as are the drawings submitted. Further reviews will be made as the plans progress.
- Please provide revision date on any subsequent drawings submitted.

Sheet 1 – Cover

- See comment above regarding bulk table

Sheet 2 – Site Plan

- All dimensions related to setback in support of the bulk table on sheet 1 should be depicted on the site plan. If the front face of the building is not parallel to the property (ROW) line provide both dimensions.
- Building dimensions should be provided (not just area).
- Once the Board makes a determination regarding parking, the “multiple choice” Parking Requirements table should be revised for the case specific requirements. It is noted that 34 spaces are currently shown, for which 2 handicapped spaces is correct. If the number of spaces provided exceed 50, additional handicapped spaces will be required.
- The Board must determine the disposition of the additional 24 parking spaces depicted at the rear.
- Depict and call out all locations of entry/exit to the building and intended use.
- Parking spaces per Village Code are 10’ x 20’. Spaces depicted do not comply.
- The Project Sign is depicted not to scale. Correct.
- We see no indication of sewer service.
- Plan is unclear where any new curbing is proposed. At minimum, the Board should require curbing at the forward areas of the site.
- Also, see comments above.



### Sheet 3 – Grading Plan

- This sheet provides a Disturbance Table indicating 0.82 Acres. Provide further explanation of the four disturbance areas indicated.
- The plan appears to indicate a single catch basin on site. No piping or outlet are shown. Drainage provisions for the overall site do not appear to be addressed.
- Delete duplicate parking table.

### Sheet 4 – Existing Conditions

- Delete duplicate zoning table.
- Provide additional information regarding drainage piping.

### Sheet 5 – Demolition Plan

- Delete duplicate zoning table.
- This sheet includes a note which indicates a disturbance limit of 0.93 Acres (vs. 0.82 on sheet 3).
- We see no indication of sewer service.
- Areas of grading are depicted on sheet 3 (some in existing paved areas); however, the demolition plan (sheet 5) does not indicate any such disturbance to those paved areas.

### Sheet 6 – Construction Details

- Dumpster Enclosure Detail requires revision, see comment above.
- Standard Parking Space detail does not comply with Village Code, see comments above.
- It is our opinion that the pavement section is less than adequate for the commercial and truck loading. We suggest the applicant consider an increase in the base/binder course.
- A chain link fence detail is provided. If not for the enclosure, where is such fence proposed ?
- Regarding the handicapped detail:
  - The No Parking sign at the access aisle is not shown.
  - Add note as follows, “When a standard space adjoins a handicapped space, a double line should be installed, one blue, one yellow”.
  - Additional details may be required based on further revisions to other plans.

### Sheet 7 – Landscaping

- A landscaping plan has been provided which appears to significantly “dress up” the front appearance of the site. The Board should comments on the adequacy of the landscaping.

### Sheet 8 – Lighting

- Drawing incomplete at this time.
- The following note should be added to the plan:

*“Planning Board’s acceptance of the lighting design shown hereon is premised on the representation of the applicant that the lighting will not cause a glare or other deleterious effect on adjoining properties and/or roadway traffic. Should any such conditions result from the installation, in the sole opinion of the authorized representatives of the Village, the applicant agrees to modify and/or replace fixtures to cause the correction of the condition, to the satisfaction of the Village representatives.”*

Sheet 9 – Turning / Signage

- Turning movement plans may be difficult for the Board to follow. Upon review, advise the applicant if revisions are needed.
  - The project pylon sign appears to comply with code requirements (subject to confirmation of Code Enforcement Officer). The wall mounted sign will be subject to review of the CEO.
4. As the Board discussed at the initial meeting, a 100 ft wide utility easement crosses the property. Authorization for any work within the easement should be provided in writing by Orange and Rockland Utilities.
  5. Planning Board should discuss, with the Attorney for the Planning Board, the appropriate steps to initiate SEQRA review of the application.
  6. This project adjoins NYS Route 17M and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
  7. We will continue our review as additional information is submitted.

Respectfully Submitted,



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

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