

MINUTES
VILLAGE OF CHESTER PLANNING BOARD
JANUARY 25, 2022
REGULAR MEETING

PRESENT: Vincent RAPPA, Chair
Jeffrey KNIGHT, Member
William MURRAY, Member
Gene WINTERS, Co-Chair
Simon ZIEGLER, Member

ALSO PRESENT: John ORR, Code Enforcement Officer
Shawn ARNOTT, Planning Board Engineer
Stephen HONAN, Esq., Planning Board Attorney

Chair Rappa provided the audience with guidelines for the public hearing.

****** PUBLIC HEARING ******

1. **Project # PB-21-08** **Project Name: Brakewell Steel/Koenig Iron Works SP Amend**
Applicant/Owner: Barry Leistner, Koenig Iron Works / 55 Leone Lane, LLC
Location: 55 Leone Lane (118-1-8 / M1 Zone)
Re: Proposed 9,200 sf addition to existing building and storage containers
in the rear of the building.

***MOTION** was made by Member Ziegler, second by Member Murray, to **OPEN THE PUBLIC HEARING**. Motion passed 5-0.

It was noted for the record that no-one from the public attended the meeting.

***MOTION** was made by Member Winters, second by Member Ziegler, to **CLOSE THE PUBLIC HEARING**. Motion passed 5-0.

****** REGULAR MEETING ******

Chair Rappa opened the Regular Meeting

MINUTES

Review draft November 16, 2021 Planning Board Meeting Minutes. ***MOTION** made by Member Winters, second by Member Ziegler, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 5-0

Review draft December 14, 2021 Planning Board Meeting Minutes. ***MOTION** made by Member Winters, second by Member Ziegler, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 5-0

CORRESPONDENCE

OC Dept of Health response re: PB-21-08 Brakewell-Koenig Site Plan Amendment (copy attached)

CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr (copy attached)

CEO John Orr noted that Beer World (39 Brookside Avenue) will not be installing a pylon sign. Discussions regarding Main Street businesses, Clayton Delaney’s potential new use and permits / requirements regarding painting buildings on Main Street were held.

WORK SESSION REVIEW

There was no Work Session held on January 6, 2022.

PROJECTS FOR REVIEW

2. Project # PB-21-08 **Project Name: Brakewell Steel/Koenig Iron Works SP Amend**
 Applicant/Owner: Barry Leistner, Koenig Iron Works / 55 Leone Lane, LLC
 Location: 55 Leone Lane (118-1-8 / M1 Zone)
 Re: Proposed 9,200 sf addition to existing building and storage containers
 in the rear of the building.
 Representatives: Todd Maurizzio, Project Manager Fusco Engineering; Nick Morisset,
 COO, Koenig Iron Works, Inc.

MHE's comments reviewed (copy attached) and general discussion held:

- Truck turning radius.
- Delivery truck length.
- County and Town referrals.
- SEQRA 30-day time has expired.
- Fence and gate locations.
- Uses should be noted on the plans.
- Demolition of the existing building should be noted on the plan.
- Parking calculations need to be noted on site plan.
- The applicant will change the millings proposed around the building to blacktop.
- The existing building will be updated to clean up the property.

***MOTION** by Member Winters, second by Member Ziegler to **DECLARE THE VILLAGE OF CHESTER PLANNING BOARD IS ASSUMING LEAD AGENCY UNDER SEQRA.**
Motion passed 5-0.

The applicant was advised the Town still has time to respond to the referral, so the applicant should return to the February Planning Board meeting with updated plans. The applicant advised they have a tight schedule and asked if the Board had an idea of a time frame for approvals. The applicant was advised they could attend the February Work Session for additional plan review.

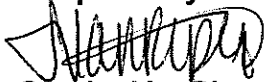
GENERAL DISCUSSION

Chair Rappa 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

PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK
PUBLIC HEARING
JANUARY 25, 2022

NOTICE IS HEREBY GIVEN, that the Planning Board of the Village of Chester, New York, will hold a Public Hearing in the Town of Chester at the **Chester Senior Center, 81 Laroe Road, Chester, NY 10918**, on January 25, 2022 at 7:00 P.M., or as soon thereafter as the matter can be heard, concerning the application of Barry Leistner / Koenig Iron Works for an Amended Site Plan approval for a project known as Brakewell-Koenig Site Plan Amendment.

The applicant is requesting an Amended Site Plan Approval in accordance with the Village of Chester Zoning Code, Schedule of District Regulations, Column #4, Item #9, to permit an addition to the existing structure and the addition of 7 (seven) outdoor storage containers in the rear of the building and other site improvements.

The property is located in the Village of Chester, New York, at 55 Leone Lane and is listed on the Village Tax Map as Section 118, Block 1, Lot 8 in a M1 Zone.

The Planning Board of the Village of Chester, New York, will hear all persons interested at the aforementioned time and place.

BY: ORDER OF THE PLANNING BOARD
VILLAGE OF CHESTER, NEW YORK

VINCENT RAPPA, CHAIRMAN

ORANGE COUNTY DEPARTMENT OF HEALTH

Project Name KOENIG IRON WORKS Municipality CHESTER (V)

Date of mailing by Municipal Planning Board 12/21/2021

Date of receipt by Orange County Department of Health 12/23/2021

Addendum to the Lead Agency Consent Form and/ or Department of Health comments/ recommendations on the project referenced above

Let this correspondence serve as notice that the Orange County Department of Health (OCHD) does not wish to contest the Lead agency designation as proposed on the attached "Notice of Establishment of a Lead Agency".

While not petitioning for the role of Lead Agency in the State Environmental Quality Review (SEQRA) of the subject application, the Orange County Department of Health, as a listed Involved Agency under the provisions of SEQRA, offers the following guidance to be considered by the Lead Agency in the preliminary review of the application. Please note that the following checked items are based on a cursory review of the documentation provided at the time lead agency status was being determined. Our office reserves the right to review items, currently unchecked, based on any new information, any changes to the project, or any other unforeseen circumstances:

PROPOSED REALTY SUBDIVISIONS- 5 lots or more, each under 5 acres in area

- A set of plans should be submitted to the OCHD for selection of test well locations once the Planning Board has substantially accepted the lot layout. Plans must include lot layout, proposed well and sewage disposal system locations, topography, roads, all potential environmental concerns, etc.
- If proposed subdivision is to be served by an on-site public water supply, plans for the proposed well (s) will need approval from the NYSDOH and/ or OCHD. Approval of the water taking may be required from the NYSDEC.

PROPOSED SITE PLANS - Where an on-site groundwater (well) supply is proposed

- Where an application could potentially or ultimately result in the establishment of a regulated public water supply:
 - Community water supply (CWS), e.g. subdivision
 - Non-transient non-community (NTNC) water supply, e.g. an office or warehouse
 - Non-community (NCWS) water supply, e.g. a food service establishment, municipal park or camp
 - Temporary residence (TR), e.g. hotel/ motel

A plan should be submitted to the OCHD that provides the proposed well location once the Planning Board has substantially accepted the site layout. Plan must include site layout, proposed well and sewage disposal system locations, topography, roads, all potential environmental concerns, etc. This applies to all applications where the project will be served by on-site well(s).

Village of Chester
RECEIVED
JAN 12 2022
RECEIVED
Planning Board

BACKFLOW PREVENTION DEVICE (BFPD) - Domestic/ fire/ irrigation system

- When an application involves the interconnection of a proposed facility to an existing, regulated municipal or private water distribution system, an appropriate backflow prevention device shall be installed on the fire suppression line (sprinklers) and/ or domestic service lines to protect the existing water system from any potential hazards due to an unwanted cross-connection. Plans for the BFPD must be reviewed and approved by the OCHD.

PROPOSED WATER MAIN EXTENSIONS

- May require NYSDEC approval for water district expansion if proposed service area is outside existing district boundaries
- Water main extension will require OCHD review/ approval
- If a water service lateral is to tap an existing water main and is intended to provide water supply to more than one structure or to one structure together with one or more fire hydrants in the parking area or around the perimeter of the proposed structure, the service line will be treated as a private water main and will require review/ approval by the OCHD.

PROPOSED WATER DISTRIBUTION SYSTEM MODIFICATIONS

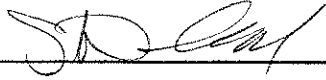
- All water distribution system improvements, e.g. water storage tanks, pump stations, treatment facilities and water main replacements

OTHER

- _____

- _____

*** Design checklists are available on the Orange County website (Orangetygov.com-Environmental Health page) for Subdivisions, Water System Improvements, Sewage Disposal System, Backflow Prevention Device installations. Applicant should consult with the OCHD at the early stages of the application to identify aspects of the project subject to OCHD involvement. If there are any questions regarding our offices potential involvement in this project, please feel free to contact our office at 845-291-2331 or as noted below.

Signed by 
Printed STEVEN GAGNON
Title PRINCIPAL PUBLIC HEALTH ENGINEER
Date 1/6/2022
Phone/email 845-291-2331 / sgagnon@orangecountygov.com



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

January 25, 2022

Steris – Nucifora Blvd.
1– Site work continues.

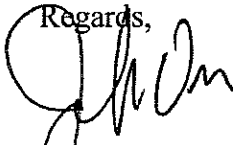
Noble – 4 Chester Acres Blvd
1- Renovation continues.

Beer World 35 Brookside Ave
1- Interior work underway.

137 Main Street
1- Store now open.

29-33 Main Street
1- Issued Permit for store preparation for thrift store.

Regards,



John S. Orr
Code Enforcement Officer



**VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: KOENIG IRON WORK/BRAKEWELL STEEL
SITE PLAN AND SPECIAL USE PERMIT

PROJECT LOCATION: 55 LEONE LANE
SECTION 118 – BLOCK 01 – LOT 8

PROJECT NUMBER: 21-08

DATE: 25 JANUARY 2022

CONSULTANT: FUSCO ENGINEERING AND LAND SURVEYING, P.C.

PLAN DATE: 19 JANUARY 2022

DESCRIPTION: THE PROPOSED PROJECT CONSISTS OF TWO (2) ADDITIONS CONSISTING OF ONE (1) THAT IS 8,250-SQUARE FEET AND THE OTHER WHICH IS 900-SQUARE FEET TO THE EXISTING BUILDING AS WELL AS THE OUTDOOR STORAGE OF SEVEN (7) STORAGE CONTAINERS AND ASSOCIATED OUTDOOR STORAGE. THE PROJECT WAS PREVIOUSLY REVIEWED AT THE 14 DECEMBER 2021 PLANNING BOARD MEETING. THE PROJECT IS BEFORE THE BOARD FOR THE REQUIRED PUBLIC HEARING THIS EVENING.

1. The proposed use continues the existing manufacturing/fabricating operations (Use Group 2 in the M-1 district). The proposed addition is accompanied by outdoor storage of building supplies, and raw materials which is a special permitted use if: “Such storage shall be accessory to a principal permitted use on the same lot.” As previously noted, both of these uses should be noted on the site plan.
2. The required dimensions of the Zoning Bulk Table appear correct for the zone and use, however, as previously noted, the number of stories should be added to the maximum building height. Further, as previously noted, the applicant should note the parking calculation on the site pursuant to the zoning bulk table for the zone and use.
3. As previously noted, the applicant has not indicated existing conditions within the Zoning Bulk Table. Further, the applicant has inconsistencies between the site plan and bulk table with regards to one side yard and both side yards for the proposed dimensions.
4. As previously noted, the applicant has indicated a building height greater than 40-feet which may require a variance. The applicant stated at the last Planning Board meeting that the proposed building height will match the existing height on the site.
5. Our office provides the following technical comments with regards to the proposed site plan:
 - The existing garage located in the rear of the existing building was discussed at the last Planning Board meeting that it will be removed. As previously noted, the applicant should note the garage to be removed on the site plan.

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

- As previously noted, the site plan indicates a proposed 8-foot high privacy fence, however, a chain-link fence detail is noted on the detail sheet.
 - The applicant has included a swing gate detail for the proposed chain-link fence, however, it is unclear where the swing gate is proposed.
 - As previously noted, the proposed side gate is shown on the delivery entrance with no dimension of the opening noted. The detail for said slide gate is shown on sheet S-2, however, multiple heights and openings are noted. Further, the height of the slide gate is not noted.
 - As previously noted, the applicant should include a truck turning diagram for the site to ensure that the largest vehicle expected can maneuver the site, including the proposed drop-off area (delivery) and pick-up/loading area.
 - The applicant has included a truck turning diagram that is labeled for a fire truck with accompanying fire access route plan. The applicant should confirm with the Village's Fire Inspector if said truck turning radii are consistent with the Village's fire apparatus.
 - As previously noted, the applicant has included bollards on the detail sheet, however, has not indicated the location of the proposed bollards.
 - As previously noted, the applicant should consider proposing "one-way" signs for the entrance drives along with additional signage directing trucks to the correct entrances for all deliveries.
 - The applicant should indicate what is meant by "refine parking area with asphalt millings". The applicant should consider utilizing different hatching for existing concrete vs. asphalt millings.
 - The applicant has indicated the placement of additional asphalt millings on the site. A detail for the construction of said millings should be included on the site plan.
 - As previously noted, the applicant should indicate the Village project number 21-08 in the approval box.
6. The Board should discuss whether it is appropriate for fencing to be proposed along the western boundary line on the site.
 7. The Village Planning Board made the required referral to the Town of Chester on 7 January 2022. As such, the 30-day time period has not yet expired for the referral.
 8. The required referral to the Orange County Department of Planning was made on 21 December 2021. The 30-day time period has expired with no comments received. As such, the Board can proceed with the application.

9. The application is before the Board for the required Public Hearing this evening.
10. The Board previously typed the action an Unlisted Action under SEQRA and circulated for Lead Agency. The 30-day time period has expired, the Board should consider assuming Lead Agency this evening.

Respectfully submitted,

MHE Engineering, D.P.C.



Shawn E. Arnott, P.E.
Engineer for the Planning Board

SEA/dns