

## MINUTES

### VILLAGE OF CHESTER PLANNING BOARD

FEBRUARY 22, 2022

### REGULAR MEETING

**PRESENT:** Vincent RAPPA, Chair  
Gene WINTERS, Member  
Simon ZIEGLER, Member  
Jeffrey KNIGHT, Member

**NOT PRESENT:** William MURRAY, Member

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

### **\*\*\*\* REGULAR MEETING \*\*\*\***

Chair Rappa opened the Regular Meeting

### **MINUTES**

Review Draft January 25, 2022 Planning Board Meeting Minutes. \***MOTION** made by Member Winters, second by Member Ziegler, to **ACCEPT THE MINUTES AS CORRECTED**. Motion passed 4-0

### **CORRESPONDENCE**

None

### **CODE ENFORCEMENT OFFICER REPORT**

Presented by John Orr (copy attached)

### **WORK SESSION REVIEW**

Planning Board Secretary reviewed the applicants appearing at the February 3, 2022 Work Session:

- Project # PB-20-06: Rustic Wheelhouse Site Plan Amendment
- Project # PB-21-08: Brakewell Steel Site Plan Amendment

### **PROJECTS FOR REVIEW**

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.

Nick Morisset, COO, Koenig Iron Works, Inc., Applicant, provided a project overview:

- Amended drawings submitted based on the discussions at the Work Session.
  - Adjusted turn radius around the building.
  - Added bollards, fence and fire truck radius.

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

- Fire truck radius shown on the site plan is acceptable.

- Delivery truck and shipping trucks. I didn't see a diagram for the shipping side, so I just asked that be added to confirm that the existing improvements don't have to be amended as well as where the delivery side – just making sure that trailer doesn't take out the piers or the posts on the shipping side.
  - Nick Morisset – that was adjusted on the drawing that I submitted.
  - Shawn – I saw that, but where it comes out of the building, it looks like it has to go behind those containers where there's no asphalt, so just making sure that is cleaned up on a final site plan. So those metal containers don't have to move or, if they do, I think there's enough room on the site for them to be able to be adjusted.
  - Nick – Yes, there is, and I think we marked up a little proposed asphalt extension.
  - Shawn – I'm not sure based on that diagram I'm not sure if you need more, so that's all I'm asking.
- It was noted that:
  - The Town of Chester thirty-day time period has expired with no response.
  - The Orange County Department of Planning thirty-day time period has expired with no comments received.
  - The Public Hearing was opened and closed at the January 25, 2022 Planning Board meeting.
  - SEQRA determination this project is an Unlisted Action and Lead Agency declaration done at the January 25, 2022 Planning Board meeting.
  - The Planning Board previously classified this action as an "Unlisted Action" under SEQRA and should consider a Negative Declaration of environmental significance.
- Planning Board Attorney Stephen Honan commented that since the thirty-day time period has expired and we have no comments, the Board can move forward.

**\*MOTION** was made by Member Knight, second by Member Winters, to **DECLARE A NEGATIVE DECLARATION UNDER SEQR AS THE ACTION WILL NOT RESULT IN ANY POTENTIALLY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT.**

Motion passed 4-0.

**\*MOTION** was made by Member Ziegler, second by Member Knight, to **GRANT CONDITIONAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:**

1. **REVISIONS TO THE SITE PLAN ACCORDING TO MHE'S COMMENTS.**
2. **APPROVAL BY MHE OF THE FINAL SITE PLAN.**
3. **PAYMENT OF ALL FEES.** Motion passed 4-0

### GENERAL DISCUSSION

Chair Rappa asked if anyone had anything else to discuss and there were no other comments.

### ADJOURNMENT

**\*MOTION** was made by Member Winters, second by Member Ziegler, to **ADJOURN THE MEETING.** Motion passed 4-0. Meeting adjourned

Respectfully Submitted,



Sandra VanRiper  
Planning Board Secretary

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

February 22, 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.

3 Meadow View Terr

- 1- Issued permit for new garage.
- 2- Garage footings and foundation are in.

92 Main Street

- 1- Issued permit for porch and roof work.
- 2- Porch in the process of reconstruction.

29-33 Main Street

- 1- Issued permit for work to open Thrift store.

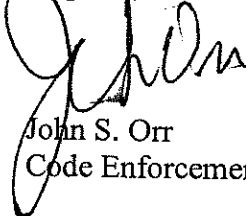
96 Main Street.

- 1- Issued permit for reconstruction of front porch
- 2- Framing has started.

25 Oakland Ave.

- 1- Issued permit for roof replacement.

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:** 22 FEBRUARY 2022

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

**PLAN DATE:** 10 FEBRUARY 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 AND 25 JANUARY 2022 PLANNING BOARD MEETINGS.

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( Use Group 1) if: “such storage shall be accessory to the permitted principal use on the same lot.” As previously noted, both of these uses should be noted on the Site Plan.
2. The Zoning Bulk Table has been updated pursuant to our previous comments.
3. With regards to the proposed Site Plan our office offers the following:
  - As previously noted the applicant should include a turning diagram for the shipping side of the dock. Further, the turning diagrams indicated for the Fire Truck and delivery trucks indicate that the delivery truck may not be able to make the turn based on the current layout of the proposed Site Plan.
  - The applicant should label the bollards indicated on the Site Plan.
  - With regards to the “pavement connection detail” the applicant should label the thicknesses of the proposed asphalt as well as dimensions for overlay on the existing pavement.
  - The Site Plan should have identical hatching to better understand the locations of the proposed asphalt on site.
4. From a procedural stand point our office notes the following:
  - Town of Chester referral-circulated 7 January 2022. Thirty day time period has expired with no response.

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- Orange County Department of Planning referral- referred on 21 December 2021- thirty day time period expired with no comments received.
  - Public Hearing- open and closed – 25 January 2022.
  - SEQRA Unlisted Action- Lead Agency declared 25 January 2022 (See Comment #5 below).
5. The Planning Board previously classified this action as an “unlisted action” under SEQRA, and should consider a “negative declaration” of environmental significance, based on the information presented and reviewed.

Respectfully submitted,

**MHE Engineering, D.P.C.**



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

SEA/kbw