

MINUTES
VILLAGE OF CHESTER PLANNING BOARD
JUNE 21, 2022
REGULAR MEETING

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

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

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

Chair Rappa opened the Regular Meeting at 7:00 PM.

MINUTES

Review Draft February 22, 2022 Planning Board Meeting Minutes. ***MOTION** made by Member Winters second by Member Ziegler, to **ACCEPT THE MINUTES AS DRAFTED**. Motion passed 4-0-1 (Member Murray abstained as he was not present for the February 22, 2022 meeting).

CORRESPONDENCE

None

CODE ENFORCEMENT OFFICER REPORT

Presented by John Orr (copy attached)

WORK SESSION REVIEW

Planning Board Secretary reviewed the applicants that appeared at the June 2, 2022 Work Session:

- Aversa Sub-Division.

PROJECTS FOR REVIEW

1. Project # PB-22-01 Project Name: AVERSA SUB-DIVISION
Applicant/Owner: Arthur & Alison Aversa
Location: 20 High Street (104-5-7.1 / RS Zone)
Re: Proposed 2 lot sub-division of 2 existing dwellings

Jim Dillin, PLS, provided a project overview:

- The property is located on Route 94 just opposite Hambletonian Avenue.
- The property is in the Village's RS Zone.
- The property has an existing main dwelling close to Route 94 and a carriage house in the back with a garage and apartment, which is currently being rented out. The current tenant would like to purchase the carriage house and the owner would like to sell.
- There is a walking easement for both lots to Main Street.
- The proposed project will require variances for lot square footage and minimum lot width, which is considerable, but it is a flag lot and it's going to erase the zoning requirement of one dwelling on a lot, which will make it more conforming to the use.

- The property currently has two electric meters and two water meters. The applicant believes the sewer is connected and runs to Main Street.
 - Applicant to contact the Moodna Basin Sewer Commission to identify / confirm the locations of the water and sewer lines and show them on the site plan.
 - With the Village's current sewer situation, the project cannot be approved without confirming the existing water / sewer pipeline locations.
- The plans submitted show a walking easement down to Main Street, which extends through lot two, so lot one has the right to it too.

General discussion held:

- The applicant will identify where the water and sewer lines are on the property before they move forward with either the Planning Board or Zoning Board of Appeals.
- Applicant will submit updated plans with location of water and sewer lines. Once the updated plans are received, they will be referred for GML review and circulated for Lead Agency
- The Planning Board and Zoning Board of Appeals will do a coordinated review of the proposed project.
- The Planning Board will complete their SEQRA process and issue a negative declaration before the Zoning Board of Appeals issues their determination.
- The proposed project is an Unlisted Action under SEQRA because it's a subdivision.
- The proposed project will then be referred for Orange County GML Review and letters of Intent to Declare Lead Agency will be circulated to the interested / involved parties.
- Discussion about who to circulate the intent to act as lead agency to – NYS DOT, OC Planning Dept, OC Health Department, etc.
- New York State Department of Transportation is going to want to be made aware of any proposed changes to the driveway, if applicable.
- The homeowners will share the driveway.
- Rear yard setback is shown on the plan as 43.4 feet from the corner of the house – should it be from the corner of the deck?
 - Per CEO, according to the Code, § 98-10C(3) Exceptions to district regulations. Yard requirements. The following accessory structures may be located in any required yard: Unroofed steps, patio or terrace no closer than 15 feet to the street line or 10 feet to any side or rear lot line, provided that the building complies with the yard requirements. So, based on this portion of the Code, it is his determination that the setback is from the corner of the house and not the corner of the deck.
- MHE comments reviewed during the general discussion (copy attached).

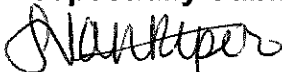
GENERAL DISCUSSION

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 5-0. Meeting adjourned 7:40 PM.

Respectfully Submitted,



Sandra VanRiper
Planning Board Secretary

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

June 21, 2022

Steris – Nucifora Blvd.

1– Site work continues.

Noble – 4 Chester Acres Blvd

1- Renovation continues.

Beer World 35 Brookside Ave

1- Almost complete.

92 Main Street

1- Work continues.

25 Oakland Ave.

1- Work almost complete.

6 Main Street

1- No work has started.

12- Meadow Ave

1- Framing underway.

Chester Elite

1- Issued permit for new seating.

2- Issued permit for new Sign “Flagship Cinemas”.

3 Winkler Place

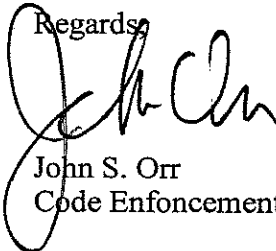
1- Issued permit for minor work to open Soap Store.

44- Main Street

1- Issued permit for minor renovations for “Taco Express”

Issued numerous Notice of Violations for lawns. See attached.

Regards,



John S. Orr
Code Enforcement Officer



VILLAGE OF CHESTER
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: AVERSA SUB-DIVISION
PROJECT LOCATION: 20 HIGH STREET
SECTION 104 – BLOCK 05 – LOT 7.1
PROJECT NUMBER: 22-01
DATE: 21 JUNE 2022
CONSULTANT: JAMES A. DILLON, PLS
PLAN DATE: 31 MAY 2022
DESCRIPTION: THE PROJECT PROPOSES THE 2 LOT SUB-DIVISION FOR TWO EXISTING DWELLINGS. PROJECT IS BEFORE THE BOARD FOR ITS INITIAL APPEARANCE THIS EVENING.

1. The application is proposing the two lot sub-division of an existing 0.5531 acre property with two existing dwellings. Proposed Lot #1 would be 0.3144 acres and include a single family house. Proposed Lot #2 would be 0.2387 acres and include the existing carriage house apartment and garage. The applicant has included a Zoning Bulk Table which appears correct for the proposed zone and use use, however the applicant has noted that proposed Lot #2 does not meet the minimum requirements for Lot Area and Lot Width. Therefore, both will require a variance from the Town’s Zoning Board of Appeals. As such, it is my recommendation that the Planning Board deem this application incomplete and forward the application to the Zoning Board of Appeals for the necessary action.
2. The application states that the proposed action will connect to existing water supply and wastewater utilities. Notes #2 and #3 on the plan state these will connect to municipal sources. The plan should show the existing location of both, including water and sewer connections, for Lots 1 & 2.
3. The Rear Yard setback distance for Lot #1 is shown on the plan as 43.4’ from the corner of the existing house. The Building Inspector should comment on whether this measurement should instead begin at the corner of the existing deck.
4. The applicant should verify that the habitable dwelling space for Lot #2 does not include attic spaces with ceilings less than 5’ in height.
5. The plan identifies an existing 10’ wide easement for the brick walkway as it leaves the property to the southeast. It was discussed during Work Sessions that the applicant would likely desire an additional easement over Lot 2 for the benefit of Lot 1 for this existing brick walkway. Please show proposed easement on the plan if still desired.
6. There was concern during Work Session discussions regarding fire access for the carriage house (Lot #2). The applicant should consider driveway improvements as part of this project, specifically paving a portion of the existing gravel drive so that the limits of driveway pavement extend to the front

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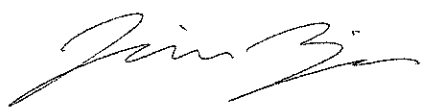
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corner of the house. Similarly, the steepness of the existing driveway should also be further investigated for potential concerns.

7. Our office will continue review after the receipt of the necessary variances.

Respectfully submitted,

MHE Engineering, D.P.C. _____

A handwritten signature in black ink, appearing to read "Jamison Zajac", is written over a horizontal line. The signature is cursive and stylized.

Jamison Zajac, P.E.
Senior Engineer

JZ/st