

TOWN BOARD MEETING
PUBLIC HEARING
COMPREHENSIVE PLAN: 2014 UPDATE
DECEMBER 4, 2014
7:30 PM

Supervisor Jamieson opened the meeting at 7:30 PM followed by a salute to the flag. Members present: Supervisor Jamieson, Councilwoman Smith, Councilman Valentine. Absent: Councilman Murray, Councilwoman Ranni

Also present: Planner Alan Sorensen, Attorney Scott Bonacic, Engineer Al Fusco

Supervisor Jamieson asked for a moment of silence to remember the passing of Tom Wahl of Tom's Plumbing, Monroe.

A MOTION WAS MADE BY Councilwoman Smith and seconded by Councilman Valentine to open the Public Hearing regarding the Comprehensive Plan: 2014 Update. Motion carried 3-0.

Supervisor Jamieson directed the audience to come to the podium, provide their name and address for the record and make their comments.

Alan Sorensen, Town Planner of Planit Main Street, Inc. addressed the audience with a brief overview. The Town Board has made available on line and through the Town Clerk's office a copy of the draft of the updated Comprehensive Plan. Back in May, 2014 the Comprehensive Plan Review Committee put together its draft of the Plan and there was a public hearing in the spring. That plan has been available on line for several months. The current Plan has been available within the past week and the Town Board is accepting public comments for the next 30 days. There is an index of changes which have been made. The changes made throughout the plan are highlighted in blue text and underlined. Mr. Sorensen explained that the Comprehensive Plan is the community's broad policy document and provides the foundation for future land use regulations. The Plan covers some specific topics including natural resource protection, ag and farmland protection, economic development components and also some specific land use recommendations. The Committee worked on the Plan for over a year and the Town Board has spent several months reviewing the plan and providing their insights. Mr. Sorensen stated he believes the draft Plan reflects the values of the Town of Chester. A lot of input was sought in building the Plan. The Plan will become the policy document for the Town once adopted by the Town Board. The Comprehensive Plan will set the foundation for potential amendments to the zoning laws and other land use regulations. It will also require subsequent actions of the Town Board to implement. He said the next steps in the process are to have this hearing to get public input on the draft comprehensive plan. Afterwards, the Town Board will take comments into consideration. There may be some additional amendments or revisions made to the Plan, based on public comment. The Plan will be referred to the Orange County Planning Department for its review for a 30-day period. It is anticipated there will be one more public hearing to complete the process before the Board adopts the Plan. There is additional time for comments throughout the process.

Supervisor Jamieson thanked everyone who had contributed to the work put into the Plan. The Plan has been a work in progress for over a year. The Town Board has recommended some changes. Supervisor Jamieson said this is the first leg of the effect on our zones. Following the rules of our zoning will make our Town a safer place and allow it to grow while keeping our agricultural and rural character strong. Supervisor Jamieson said it is imperative that we have a strong Comprehensive Plan and strong zoning

plan in place. He said there will be several more meetings while it goes through the SEQRA process. Supervisor Jamieson said the Board wants as much input as possible from the residents because it is everyone's Town.

PUBLIC COMMENTS

Barbara Morrow – 4 Stephens Place, Chester, NY

Ms. Morrow directed the Board to certain pages in the Plan.

p.23. Ms. Morrow wanted to make a point with regard to floodplains and building, "where the threat exists for the potential loss of life and property, construction of houses and other buildings..., should be discouraged." She asked if that means the Planning Board has at its discretion to not allow building. She continued, "the Planning Board must mandate mitigation measures for any development within floodplains or flood-prone areas." She asked, what types of mitigation efforts would be made?

p.32, NR.17. "Conserve the riparian zone". She commented that there was a lot of reference throughout the plan concerning riparian zones. She asked, what does the word conserve mean? Do we want to add, conserve, protect, maintain? Does conserve mean to leave alone? Is it contradictory that we allow building in a flood plain but at the same time we are inclined to conserve the stream beds?

p.57. 7.1.6 Bull Mill Road and Laroe Road. With regard to the "stockpiled soil from the construction remains at the northeast corner of this intersection." She commented that there was no reference to "the restoration and re-grading of the staging area" in the implementation plan. She asked, if anyone had been in touch with the County to fix what was done?

p.75.8.4 Fire and Ambulance. Ms. Morrow referenced the comments made with regard to "time-pressed commuters may not feel able to devote the time to training and service". She asked if there is a problem in this regard with the fire department. Is it manned 24/7? If she called at 10 a.m. for a fire, is someone there? Do we need paid firemen?

p.77. With regard to "Walton Lakes Water District is in dire need of new or additional water supplies." She read, "one potential solution involves the expansion of the King Tract water system." The Town initiated water improvements in the summer of 2014. She thought the plan should be updated to include that the water improvement to King Tract was due to the fact the system blew up.

p.111, LU.12. Ms. Morrow commented "that it says protect the integrity of the riparian zones". Her question was, how do we protect them? Do we allow building; clean it? She thought there could be more detail in this section.

p.114 Natural Resources #9. She commented that the word used is "conserve" riparian zones.

Lydia Cuadros, 158 Creamery Pond Road, Chester, New York

Ms. Cuadros asked if her letter had been received from the Community Foundation. Supervisor Jamieson said it had.

She noted her letter was in regard to the following:

p. 47, KV.2. "Develop design and locational criteria for any community facilities to be situated on this Town-owned land. Ms. Cuadros asked the Board to provide details on the means and uses for the development of the Knapp's View property.

p. 77. "Sugar Loaf Water District". Ms. Cuadros asked about the "backup well that has tested positive for bacteria". Councilman Valentine answered that the well is treatment adaptive but only used in an emergency situation. There are sufficient water supplies in the district.

Implementation Plan. Ms. Cuadros asked for clarification with regard to "Type", i.e. "Policy vs. Capital Improvement vs. Project"? She asked about the priority of the implementations. Mr. Sorensen commented that "policy" would refer to policies followed by Planning Board or Zoning Board or Appeals or Town Board as a matter of course. Programs would have to be developed after the adoption of the Plan.

Attorney Bonacic asked to read into the minutes the correspondence submitted by Michael Bluestein, Esq. on behalf of Mr. Gary Tetz. In summary, he said Mr. Tetz owns several parcels in the industrial zone. In reviewing the Comprehensive Plan and accompanying maps, the comment conveyed in the email is that the plan contemplated expanding some of the water district in the industrial zone and expanding the sewer district in the public portions of the industrial zone. Mr. Tetz commented that the Town should have water and sewer in all of the Industrial zone.

Councilwoman Smith commented that she thinks the Comprehensive Plan had been gone over quite extensively and that public comments would be taken into consideration.

Supervisor Jamieson commented that the changes made on p.101 concerning bonus density need to be discussed.

Supervisor Jamieson said that considering the importance of the document, it is better to get as much public comment as is warranted. So to allow the public ample time to be heard, he suggests keeping the public comment open for another 30 days. A MOTION WAS MADE BY Councilwoman Smith and seconded by Councilman Valentine to keep the public hearing open for additional comments through the next Town Board meeting, scheduled for January 14, 2015 at 7 p.m. Motion carried 3-0.

A MOTION WAS MADE BY Councilwoman Smith and seconded by Councilman Valentine to close the meeting. Motion carried 3-0.

Respectfully submitted,

Linda Zappala
Town Clerk
2014-12-4