

**TOWN OF CHESTER  
PLANNING BOARD MINUTES**

**June 7, 2023**

Meeting called to order @ 7:01pm

**Members Present:** CHAIRMAN SEROTTA, LARRY DYSINGER, JON GIFFORD, JACKIE ELFERS, JUSTIN BRIGANDI, DOT WIERZBICKI

**Members Absent:** MARK ROBERSON,

**Also Present:** MELISSA FOOTE/Planning Board Secretary, AL FUSCO/ Town Engineer, ALEXA BURCHIANTI/Town Building Inspector, DAVID DONOVAN/Planning Board Attorney

Next meeting of the Planning Board is scheduled for June 21, 2023

**Board updates:**

**ASHLEY TORRE** will be filling in for David Donovan / Town Planning Board Attorney for **G&E Properties**

**CHAIRMAN SEROTTA:** Tonight, we're having a public hearing on Chuster Noodle, and at the appropriate time I'll open up the Public Hearing. First thing on agenda tonight is Ava's hope chest.

**ARB Application**

**Ava's Hope Chest**

Add wood stairs to existing deck on side of building. Adding White Picket fence.

**KRISTINA BAUMANN:** We want to build wood stairs, no color, to the existing deck so there is access to the apartment up top without having to go through the tiny little walkway to the back. It's on the side of the building. We also want to put a fence way in the backyard so we can separate us from Boone Alley. A wood picket fence on our straight back with no color, that's what our neighbors have, so wood is fine. I just need something that separates us.

**Board Comments**

**JUSTIN BRIGANDI:** I've got no objection to it.

**JACKIE ELFERS:** I'm good with it.

**LARRY DYSINGER:** I'm good with it.

**JOHN GIFFORD:** Good

**DOT WIERZBICKI:** Good

**CHAIRMAN SEROTTA:** Good as well

**Motion to Approve Architectural Approval for the stair case and the fence with no color made by:** LARRY DYSINGER

**Second by:** JACKIE ELFERS

**All in Favor:** 6 Ayes

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**Chuster Noodle Packaging/Elkay Drive**

Proposed 36,000 sf light industrial building with loading, parking and appurtenances.

**JOE FAU/ENGINEER** - representing the applicant, describing project...

The Proposal for this project is a site plan on a 2.67-acre piece of property at the South end of Elkay Drive. It's in the IP industrial park zone. The proposals for a 36 000 square foot light industrial building. The use will be the packaging and storage of Dry Goods. The project's going to be served by an individual Septic and Well. We anticipate a maximum of 15 employees per shift. We have two loading docks on the Westerly side of the property, 10 parking spaces, and a single access Drive-In. We've prepared a full Storm Water Pollution Prevention Plan with two separate ponds to treat the storm water. The topography goes uphill so the back of the building will be actually a retaining wall, it will be a concrete wall, so that the grades in the back will be minimal disturbance in the back. We do have a large amount of material probably about 30 to 35 000 square cubic yards of material coming out. I know one of the questions that was asked is where that material is going. We do have a general note saying prior to the removal that the town is to be notified where it is moving it, but I did find out that there is a site on 208 just into Monroe, a shopping center that was just approved I think it was 28,000 square feet with 200 parking spaces and they need a significant amount of fill there so that is where this fill is planned to go at this time.

**CHAIRMAN SEROTTA:** I'm unsure if this was submitted to John Riley, but typically you have to agree to put the stabilization especially with that line of dirt coming out of here.

**JOE FAU/ENGINEER:** We do have a full erosion control plan but I will I will check to see if we have it.

**CHAIRMAN SEROTTA:** Well that has to be put in. We'll get a letter or notice to John on that.

**LARRY DYSINGER:** What's different about these plans from the last time?

**JOE FAU/ENGINEER:** I was prepared to go through the comments that were received at the last meeting. Someone wanted to know approximately what the building height is and it's going to be no more than 35 feet. I know saw us it's allowed 65 in the zone but the preliminary architecture will show 65. We now know where all the building or entrances are, and the emergency doors. We did add the specifics, the cross sections for the parking and then the pavement areas. We did add a number of lights, and added dimmers during non-operational hours. We spoke with the client regarding the board asking about darkening the color on the renderings, and he's agreeable. There's not going to be any sidewalks. There are two additional entrance doors besides the main entrance door which is a big glass wall. There's going to be one near the loading dock, and then on the back side of the building about halfway up where we meet gray there's going to be an emergency access door there.

**CHAIRMAN SEROTTA:** At this point in time, I'll open it up for the public hearing. Melissa did everything go out ok.

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**SECRETARY FOOTE:** Yes, everything was received and notice was published.

**CHARIMAN SEROTTA:** Let the record reflect that the proper notices were sent and served by mail and the notice was published in the Times Herald Record. This is not a question-and-answer session even though we may answer a question or two. We will take all of the public comments here and also online. If you're watching via the stream you can come into the chat and it will let us know. If anybody want to be for or against the application, please raise your hands?

Let the record reflect that nobody wants to speak for or against the application on line or at Town Hall.

**Motion to close the Public Hearing by:** LARRY DYSINGER

**Second by:** JACKIE ELFERS

**All in favor:** 6 Ayes

**CHARIMAN SEROTTA:** If anybody is watching you have a 10-days to comment in writing via email or mail.

**JOE FAU/ENGINEER:** One quick question from the last meeting there was a comment on the Landscaping about removal of the white Pine and Spruce and it was recommended to replace with Norway's and someone had mentioned another tree and I just wanted to verify that the Green Giants are okay.

**CHARIMAN SEROTTA:** There will be a meeting on the 21st. There will not be a July 5<sup>th</sup> meeting, but there may be a meeting in mid-July.

**G&E Properties Inc. & MAJRCCS LLC**

Proposed Lot Line Change

**Project Location:** Southerly side of N.Y.S. Route 94

**CHARIMAN SEROTTA:** At the last meeting two of the biggest items, we had, were to prepare legal descriptions both for the common right away on that common right of way but access for lot number two through Lot number one on Andrews Lane, we put a complete Meets and Bounds on it, and legal descriptions. We've sent them to our attorney and I believe he sent them to **ASHLEY TORRE**, not here today.

**JIM DILLIN:** I believe I put a note about the easement in note number five the right-of-way easement for lot number two. There's been some other minor changes on it but that I think was the main things that we talked about at the last meeting was how that was the big thing I had it was the easement between the two properties and maintenance road maintenance agreement since they're going to be shared and I assumed actually the other thing we had is that the existing writing needed to be renewed for a compliance. I'll get something to it I'll have to put every light on here so we can see it. I just need to look at the code obviously they're probably all facing

**JUSTIN BRIGANDI:** The only comment I have is when they put new lights up last year the year before it was supposed to be downward facing and they're not 45-degree angles so it'd be nice if they changed them to downward facing.

**JIM DILLIN:** They were supposed to be downward facing and they're not they're out on an angle okay so I'll look and correct that.

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**CHAIRMAN SERTOTTA: ASHLEY TORRE** sent out the Neg Declaration. First of all, this is a Type II SEQRA. Which doesn't require anything like a 239

**Motion to Grant final proven for this additional model with a lot might by: LARRY DYSINGER**

**Second by: JUSTIN BRIGANDI**

**All in favor: 6 Ayes**

**Student Bus Company Inc.**

Proposed School Bus Company contracted to provide pupil transportation and vehicle maintenance services to the Chester Union Free School District beginning July 5, 2023.

**Project Location:** State Route 17M

**AMY MEALY/Councils to the office of Ira Emmanuel**-with me tonight are Eve Mancuso our engineer and **Gary and Matthew KUHL** - Owners Representatives so what we're looking to do is get a temporary approval to operate a student bus company on tax lot 3-1-23 which is located on the north side of Route 17m about 600 feet west of the entrance ramp to Route 17. it's in the GC zoning District it's about 5.6 acres it's currently vacant. We have submitted both a temporary plan so that we could perhaps get in there and start providing bus service to the school district prior to the start of the school year, and then we have a more permanent plan that we understand that we'll have to come back here and get permanent site plan approval for Tonight, is regarding the temporary plan. I sent a letter to the Board from the school district dated May 25th 2023, endorsing this location for the provision of the school bus services so you should have in the file both a drawing a concept conceptual drawing for the temporary plan which involves trailers and then we also have submitted a conceptual plan for what would be the more permanent site. I'm going to hand it over to Eve Mancuso/Brooker Engineering, who can walk you through what we're looking to do at this point.

**EVE MANCUSO:** I'm the engineer for the project and as was stated there are two separate plans that were submitted for your review. This evening one of them is the temporary plan which is actually sheet two of the set. *Reviewing sheet sets (docs located on Town Web Site)* The site is undeveloped at this time. There is an existing entrance off of Route 17m so we intend to utilize that Entrance Drive. What we intend to develop as the permanent plan so a bus would come in you have parking both to the right or to loop around the building can come fully around the building to have nice on-site circulation. It will have parking for smaller buses mini buses or you have parking for full-size buses. For the full-size buses we intend to cross over the easement and park full-size buses there. We do understand we need permission from the utility company and it was designed to hold the grade without any change in grade there'll be no parking of buses under the easement it'll simply be a driveway access to go across the easement but as I mentioned we understand we need their approval to implement this design. There's also again for the future for the permanent fuel dispensing, there's a building here with all of the site amenities that you would normally associate with a bus depot for school buses. There'll be Lighting, Landscaping, Drainage, soil erosion, etc. The same footprint would be developed for the permanent plan so we are this in the rear along Route 17 is actually an easement so we cannot disturb that easement at all. That's a water easement on the far end of the site over here there is another easement hat we'll respect of course and then of course you have the overhead easement in addition to that we have the 10-foot setback that we intend to use as a buffer and we will heavily landscape it so the buses will be screened from view from anyone that's traveling along 17m. The existing 20 feet drainage easement router that's here will not be disturbed at all so whatever vegetation is currently existing in this area as well as here will remain undisturbed.

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With the temporary plan our goal is to allow the bus company to operate until such time we can come in and get that site plan approved, and built. They just need a small support structure, a temporary trailer and that will house the dispatcher and staff. We will bring in a couple of temporary restrooms. Your engineer noted that we have to size the restrooms for the staff and we will look into what's appropriate for restroom numbers for the temp site. I think we're just looking to see the board's inputs as Amy had mentioned regarding the temporary nature of this phase to facilitate the bus company being able to operate and serve the community for the school season which is right around the corner. Thank you

**CHAIRMAN SEROTTA:** Before I turn over the board so let's just look at meetings. Our next meeting will be July 19, 2023, and we have a August 2, 2023 meeting. You're going to have to hustle obviously trying to get this all of this stuff. We meet on the first and the third Wednesdays of the month so July 5<sup>th</sup> is close to the Holiday Weekend. That meeting will not happen. The next meeting is July 16, 2023.

**DAVE DONOVAN** Maybe we should talk a little about the process. How many buses are we talking about?

**MATT KUHL:** We're looking at approximately 25 large buses and 30 small buses to start for September.

**DAVE DONOVAN:** We have Site Plan approval requirements. Our building permits for temporary buildings that can be issued by the time you want, but I don't see a public hearing requirement in there. Gravel Parking Lot with DOT permit for an Entrance.

**MATT KUHL:** We've been in touch with them they've been pretty understanding okay

**DAVE DONOVAN:** Are you fueling the buses there on site?

**MATT KUHL:** Not on the first phase, it will be done at gas stations.

**DAVE DONOVAN:** How much water is needed, if you're going to wash down the buses.

**MATT KUHL:** Yeah, absolutely we've started to discuss and indoor washing facilities. It's not a necessity we have other facilities that we can do that at.

**DAVE DONOVAN:** I was more concerned about a couple times a week you know in terms of the water that's going to be generated. Wondering whether you change the oil, or you work on any sort of repair facility. I'm just trying to tick these off now, before August. is Phase One strictly parking pretty much parking and dispatching.

**MATT KUHL:** Just to be on the safe side and just thinking out loud so forgive me but perhaps we could be on the 19th of July and we would declare yourselves lead agency.

**BOARD COMMENTS:**

**JACKIE ELFERS:** There are green Giants and stuff like that you know we can get up there.

**JUSTIN BRIGANDI:** so I am all for rushing it but I don't love the idea of skipping a public hearing. I think the public should have a little bit of a say in that now that said I'd like to I am not against speeding up the process as best we can but I don't think that we should skip some of the process okay.

**JOHN GIFFORD:** I'm for going ahead with this, because it sounds right but uh

**CHAIRMAN SEROTTA:** I'm sure the D.O.T has everything you stated and others that is going to get involved in that because it needs to be addressed. Village discussion re Water.

**Motion to set the public hearing so for Wednesday, July 19, 2023 by: LARRY DYSINGER**

**Second by: JACKIE ELFERS**

**All in favor: 6 Ayes**

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**BROCCOLI PATCH**

**ROSS WINGLOVITZ/PE:** Discussing Project

The owner is here as well so we were before the board in January, with a revised plan where We Shrank the size of the building made it about nine feet narrower, got rid of the large patio and had decks in its place and reduced. The parking slightly on the I guess it's the Eastern side to pull out about 10 feet away from the property line after that meeting, we did a little more detailed design addressed some of Kristen's comments regarding setbacks and resubmitted the full design plan, showing all the grading storm water we did not update Landscaping yet there was a full landscape plan that was submitted Last Summer as well as architectural were submitted previously which would need to be updated not significantly because the building was just shrunk down by 10 nine feet width-wise so elevational it'll probably look very similar to what is currently proposed. A meeting with the County Planning Department was had to discuss their initial review letter, and we appreciate the board referring it back to the county and we did receive their comments as well as Christian's comments and Mr. Fusco's comments so we'd be glad to go through those one by one and move forward  
hello hi [Music] um yeah so, my comments for the most part

**AL FUSCO:** reviewing comment letter.

**CHAIRMAN SEROTTA:** With regards to Landscaping we are a board that requires landscape if it becomes a very big job. We go to Kristen Arent. I think you've got to at least propose some kind of a landscaping plan to show the people because if not it's going to be the rendering of the building and then we can get some honest feedback. Landscaping will go a long way.

**Motion to set a Public Hearing for Broccoli Patch by:** LARRY DYSINGER

**Second by:** DOT WIERZBICKI

**All in Favor:** 6 Ayes

**Motion to Adjourn meeting at 8:50pm**

Respectfully submitted by

Melissa Foote  
Planning Board Secretary