

**TOWN OF CHESTER
PLANNING BOARD MINUTES
July 19, 2023**

Meeting called to order @ 7:02pm

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

Members Absent: MARK ROBERSON

Also Present: MELISSA FOOTE/PLANNING BOARD SECRETARY, AL FUSCO/ TOWN ENGINEERING – TOWN ENGINEER, ALEXA BURCHIANTI/TOWN BUILDING INSPECTOR

Next Planning Board Meeting scheduled for August 2, 2023

Agenda Items

Chuster Noodle – Final Approval - Resolution

Public Hearing – Summerville Way Subdivision

Tin Barn – Dave Getz to send updated materials, noise, parking

Broccoli Patch – Need a letter/email to postpone PH (August 3, 2023)

OCLT – Ashley Torre will attend, OCLT Attorney changing the wording that was on the map. Not received yet.

Bell Station Corp – Still awaiting on submissions

Other Business:

26 McBride - Applicant is looking to make larger changes to the plan layout so it may be a couple weeks before the project will be back before the board. Waiting on revised layout.

Broccoli Patch – Public Hearing on hold, letter or email needed from applicant to ask to postpone Public Hearing from August 2, 2023. Want to wait for results from Balloon Test. Need to post the memo on line for the residents, post on Website, and on Facebook. Have Linda blast Balloon Test on 6 locations. What is the Type of Balloon?

Public Hearing - Student Bus Company Inc.

MATT KUHL & EVE MANCUSO/BROOKER ENGINEER Describing project

CHAIRMAN SEROTTA pulling up the Preliminary Layout plan & interim Site plans

Seeking conditional approval for interim Plans. Addresses the grading, layout, Erosion Control & SWPP

Sheet 2 – Interim Plan – Layout and Lighting – Trailer Temp for office dispatch, restrooms for staff

Sheet 3 – Grading per Al Fusco, DEC doesn't address Interim. Introduced infiltration trench – hard surface needed for winter, plowing and weight of the Vehicles

Sheet 4 – Erosion Control

Sheet 5 – Addressed review letter

Permanent Plan – Time needed for Architectural Plan, would like conditional approval for school year in September.

DOT – Conversations with comments to make access in and out / safe. No agreement yet.

Public Water – Septic system designed eventually.

PB can grant with a limited time for 1 year for Interim Plan

Board Comments

AL FUSCO: Reviewing letter 7-10-23

Temporary Facilities - #6 – needs to be witnessed.

EVE MANCUSO: When do you need info for permanent plan.

DAVE DONOVAN: You mentioned temp building with code 98-30, it should Phase 1 not interim

EVE MANCUSO: 600 ft for Trailer, Total bus count is 83.

MATT KUHL: Contracted for 55 Routes.

AL FUSCO: – Work towards Temporary Approval.

DAVE DONOVAN: – It should be named Phases. Phase 1, Final Phase.

CHAIRMAN SEROTTA: Asking about the size of the trailer.

EVE MANCUSO: Phase 2 – Trailer will be gone, once the Certificate is issued.

CHAIRMAN SEROTTA: We need something in writing. Porta Potties in Phase 1, we need to negotiate time frames for Phases.

JOHN ELY: Owner of School Bus. Coordinated w/ another project. We have a 6-month window for tax laws. Intent to finish w/in the time frame. Would like to get this done in 180 days.

JUSTIN BRIGANDI: Asking about phases

JOHN GIFFORD: Mentioned time frames of phase 1 – 2

CHAIRMAN SEROTTA: Agree with Eve about vegetation along 17M. Would like to plant Green Giants

EVE MANCUSO: Trying to minimize grading. Along 17M setback is 10ft, and supplement it (if deciduous trees) if needed. West side has less vegetation, where the buffer would be established.

JACKIE ELFERS: Good mix. 17 more visible on the entrance because of Wetlands. Is it only for Chester?

JOHN ELY: There are 3 primary school districts involved. Florida, Chester, and Monroe. Trying to put a resolution to share the vehicles.

JACKIE ELFERS: would it add the volume of services.

J ELY: It would be less buses. Don't feel we'll reach 80 vehicles.

DAVE DONOVAN: How long was the bid/contract for

JOHN ELY: 5 years

LARRY DYSINGER: Disappointed that you aren't ready, and not as prepared.

2nd Sheet – Lights Outdoor no detail re the lights. Need to consider Greycourt Road, and conform with Town Code. Would like to see Phase 2 submitted by 90 days after conditional approval for phase 1.

EVE MANCUSO: Perm Phase 2 by October

MATT KUHL: Temp lighting -

LARRY DYSINGER: Lumark, pole and wall mounted.

EVE MANCUSO: Perm plan, lighting will be provided.

LARRY DYSINGER: Temp lights may broadcast out. Needs to be downward facing.

MATT KUHL: Not sure if that would affect neighbors

LARRY DYSINGER: Someone that is 15ft from the site.

EVE MANCUSO: Site lighting will go dark when operation isn't open. Early morning – Winter

GARY KUHL: Not a lot for temp lighting. Maybe add a temp electrical pole instead of generated power.

CHAIRMAN SEROTTA: Proper mailings were sent and Published in a timely manner?

SECRETARY FOOTE: Yes

Motion to open Public Hearing

Comment #1: TOM BECKER 163 Lehigh Avenue – Concern with start of buses in the winter time with headlights for buses, so not to go into residential areas.

No comments online

Motion to close Public Hearing by: LARRY DYSINGER

Second by:

All in favor: 6 Ayes

DAVE DONOVAN: Option to re-open public hearing if board members feel so.

CHAIRMAN SEROTTA: What do they need for conditional approval prior to the OK? We've added them to the August Meeting.

AL FUSCO: SHPPO can take 2 – 3 weeks. A time period needs to be stated. DOT letter needed. – Conditions

DAVE DONOVAN: Something from DOT that shows it's approvable. Recommendation, some correspondence from Them.

Harry Baker/ Traffic Consultant working on this closely.

CHAIRMAN SEROTTA: Action items need to be solved before conditional approval. Did the mapper show any endangered species?

EVE MANCUSO: Bog Turtles and rattle snakes and bats. Notes need to be on map. Minimize trees with brush clearing. Not cutting. Would the board consider granting the conditional approval for the action items? If we submit them to Al, do we need to come back to the Board?

ALEXA BURCHIANTI: Does Transco plan on upgrading at this location.

CHAIRMAN SEROTTA: They are phasing out.

EVE MANCUSO: Didn't change the grade.

DAVE DONOVAN: Typical practice, can draw a resolution before the next meeting.

CHAIRMAN SEROTTA: The action items must be done before the next meeting. Boards poll.

LARRY DYSINGER: More information is needed, leery about it. Not sure.

DOT WEIRZBICKI: Agree with Larry, how do we vote if we don't have the action items.

JACKIE ELFERS: There's a lot of missing pieces that allow us to base our decision.

JOHN GIFFORD: Conditions need to be met along with Alexa's.

DAVE DONOVAN: I don't think you'll be able to do that.

MATT KUHL: Grading, and soil testing.

DAVE DONOVAN: Any objection from the Board or Al?

EVE MANCUSO: Fencing will be submitted for Phase 2.

JACKIE ELFERS: Requirements need to be met.

DAVE DONOVAN: SHPPO

EVE MANCUSO: Will proceed with the items that are due.

CHAIRMAN SEROTTA: We want to work with you, but time is short. You're on the 2nd of August and we can also add you to the August 16th.

EVE MANCUSO: Need approvals before grading.

JOHN GIFFORD: If open action items are met within the time frame can they start grading.

JOHN ELY: Thank you. Will work as hard as we can to get everything for August 2nd.

Chuster Noodle Packaging/Elkay Drive

JOE PFAU: Referring to Karen Arents email about spacing and we'll address and revise the landscaping plan.

CHAIRMAN SEROTTA: Color agreed – Dark Color with Light Trim. Karen focused with spacing. Going with Green Giants.

JOE PFAU: Referring to Light Spec Sheets

Board Comments

LARRY DYSINGER: Good job, pole mounted is great for dimming and the softer light. Wall mounted – Good. Warm light vs bright light and motion sensor

Motion to approve the Negative Declaration by: JUSTIN BRIGANDI

Second by: JOHN GIFFORD

All in favor: 6 Ayes

Motion to approve the Final Site Plan Resolution by: LARRY DYSINGER

Second by: DOT WEIRZBICCKI

All in favor: 6 Ayes

Meeting Adjourned at 8:15 pm

Respectfully Submitted by,

Melissa Foote

Planning Board Secretary