

PLANNING BOARD
TOWN OF CHESTER

P.O. BOX 400
CHESTER, ORANGE COUNTY
NEW YORK 10918

Filed
July 19, 1985

RAYMOND G. JOHANSON
CHAIRMAN

JOHN F. MEEHAN
ATTORNEY

July 9, 1985

RICHARD EBERLE
EDWARD HOCHBERG
RICHARD LACY
ANDREW PALMER
HAROLD UTTER
FREDERICK WHALEY, JR.

NOZKOWSKI - PUBLIC HEARING - SUBDIVISION: Chairman Johanson opened hearing at 8:23 p.m. by reading notices from the Times Herald Record dated June 5, 1985 re: application by John Nozkowski for a 2 lot subdivision, tax map section 13, block 1, lot 19. Certified mailings are correct.

Board is in receipt of a Certificate of Regularity from Miriam McAteer stating she mailed public hearing notices to the enclosed list of property owners.

Mr. Silvers stated, parcel is 93 acres on Sugar Loaf Mountain Road, presently owned by Mrs. Nozkowski. The project consists of subdividing a lot of 10 acres which will contain the existing home of Mrs. Nozkowski, balance of property will go to her son, John Nozkowski, to build a home on the remaining 83 acres. Topographic surveys, boundary surveys and percolation tests have been done. Also, area for the new home has been ascertained.

Mr. Hochberg asked if there were any further plans for this parcel. Mr. Silvers answered, none, at this time. If Mr. Nozkowski wants to do something, in the future, he will have to appear before this Board.

Mr. Palmer questioned the location of the parcel. Mr. Silvers answered, Orange & Rockland is on one boundary and in the back its Dr. Kamiliands subdivision.

Mr. Meehan arrived, 8:29 p.m.

Mr. Silvers stated that the old road survey is not exactly the same as our survey, this is being double checked. Description should be ready within a week.

Chairman Johanson asked for any further comments for or against proposal. None. Hearing closed, 8:31 p.m.

KNEBEL - PUBLIC HEARING - SUBDIVISION: Chairman Johanson opened hearing at 8:37 pm by reading notice from the Times Herald Record dated June 28, 1985 re: application by Robert Knebel for a 7 lot subdivision, tax map section 17, block 1, lot 26.3. Certified mailings are correct.

Mr. Knebel stated this is a 49.543 acre parcel to be subdivided into 7 lots. A Town road will be put in for 4 of the parcels and the other 3 lots will front on Lake Station Road with their own driveways.

Chairman Johanson asked for comments for or against proposal.

Mr. Palmer asked if this parcel joins another development. Mr. Knebel answered, no.

Mr. Lacy asked if any part of this parcel is in the flood plain. Mr. Knebel answered, we are building in the back and front of the parcel, it is high in these areas. Only wet area is along stream.

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Chairman Johanson asked for any further comments. None. Hearing closed, 8:45 p.m.

Chairman Johanson opened the regular meeting at 8:47 p.m. Members present were Messrs. Lacy, Hochberg, Eberle, Palmer. Also present were Mr. Salerno, Town Engineer and Mr. Meehan, Attorney.

Chairman Johanson referred to the minutes of June 5, 1985, are there any additions, deletions or corrections. Mr. Eberle stated, under Nozkowski page 6, parcel is 93 acres with 83 acres remaining, not 92 acres. Motion by Mr. Eberle to approve minutes, seconded by Mr. Lacy, all in favor.

Board is in receipt of a letter from the Orange County Department of Planning dated June 13, 1985 re: Bernardini subdivision. County approves of this proposal.

Board is in receipt of 2 notices from the County Clerk's office:

1. Bernardini filed on June 26, 1985, map #7124.
2. Payne filed on June 7, 1985, map #7096.

Board is in receipt of a letter dated June 20, 1985 from David Gilbert re: Chester Park, Inc. asking to be placed on the July 9, 1985 agenda. Subsequently cancelled on June 26, 1985.

Board is in receipt of a letter dated July 3, 1985 from John Hicks re: Logothetis. Asking to be placed on the August 7, 1985 agenda for site plan.

SILVER - SUBDIVISION: Mrs. Silver stated they would like to subdivide 21.2 acres into 2 parcels of 10 and 11 acres on Sugar Loaf Mountain Road. Road frontage is 20.84 feet from a previous subdivision in 1980. Mr. Salerno feels that road frontage of 10.42 is not acceptable.

LAROE - SUBDIVISION: Mr. Laroe stated, he would like to subdivide 1.5 acres on Kings Highway, zone AR.1.

Chairman Johanson asked for any objections to a public hearing for August 7, 1985. None.

GILBERT - SUBDIVISION: Board is in receipt of a letter dated June 18, 1985 from David Gilbert re: Bowers, Inc., asking to be placed on the agenda for July 9, 1985.

Mr. Gilbert stated, Varghese is the present owner and he will purchase parcel from Varghese. Asking for a 4 lot subdivision of the 19.2+ acre parcel which abuts Olympus Club.

Mr. Lacy asked if there was any interest expressed for these parcels. Mr. Gilbert answered, nothing concrete, as yet, but there has been interest. Entire parcel is 37.1 acres owned by Varghese. Survey will be done within the next week.

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Mr. Palmer feels there should be some plan on this parcel. Mr. Gilbert stated, easements will be made to the back lots. Mr. Lacy would like that changed. Will be on the August agenda with new maps.

RHEIN - LANDLOCKED PARCEL: Mr. Rhein stated parcel is landlocked on a right-of-way located on Gibson Hill Road. He would like to build a house. This parcel is the only parcel in the area without an existing dwelling on it. Referred to the ZBA for a variance.

RATTI-JEDZINIAK - OPEN AREA DEVELOPMENT: Mr. Lacy stated, the site visit was July 3rd. Members attending were, Messrs. Lacy, Hochberg, Eberle. Mr. Marshall and Mrs. Ratti-Jedziniak were also present. We walked property as best as we could. The road was staked out but, we had difficulty in locating where the lots were. One problem with parcel is 50% or more is low land and is indicated on zoning map as flood plain. We could not determine whether houses were located in flood plain or not. We would like a topography map of land before any approvals or disapprovals are given to make sure homes are located on dry land.

Mr. Salerno stated, some areas may have to be filled in to meet 100 year storm levels.

Mr. Eberle added that it appeared that much of the markings for the road appeared to be in the wet lands. Mr. Salerno added, some of the wet area could be do to poor drainage, it has to be evaluated.

KAKARGO: Mr. Dragon stated they are here with a drainage study. The way the property drains is down the access road to Black Meadow Road, to a pipe crossing Black Meadow to the swamp. Each of these lots will have to detain any additional run-off that results from building and discharge it at a rate not exceeding the present run-off. Lots A, B and C can have drainage confined to the westerly property line down to an existing ditch which will be conveyed west to the railroad tracks and it turns south. This area will not be of concern. For higher lots, an interceptor ditch will be installed and convey this water easterly toward Kings Highway. Run-off will only be increased as buildings go up and parking lots are paved. Any development on these lots will require site plan. I could suggest run-off to be retained in the parking areas.

Mr. Salerno added, when an applicant comes in with a site plan, then drainage can be elaborated on, so as not to exceed existing rate of drainage.

Chairman Johanson asked for any further comments. None.

JORDAN: Chairman Johanson stated, we accepted an extension from the 45 day time period to 60 days from June 5, 1985, which will bring us to August 4, 1985.

Motion by Mr. Lacy that we deny Mr. Jordan's proposal based on failure to submit the requested information, seconded by Mr. Palmer, all in favor. Vote 5-0.

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DILLIN - SUGAR LOAF HEIGHTS PHASE III AND IV: Mr. Lacy stated site visit was made on June 30, 1985. We walked site and one concern is the 5 cul-de-sacs. Two are actual cul-de-sacs and 3 are "T's". This should be discussed with the Town Engineer and Jack Mommelaar for any possible problems. Drainage is the other concern. Jeffrey Drive is on a slope which could create a drainage problem. We are aware of the drainage pipe. Mr. Dillin stated, there is a 24" pipe in the development and a 36" pipe at Kings Highway. Catch basins are on Jackie Court and Laura Drive is flat. Mr. Salerno stated, the roads can not be tied together because of the grade.

Mr. Eberle questioned the driveways on the "T" at the end of Jeffrey Drive and Laura Drive. They should be moved out on to main section of the road for plowing purposes.

Board is in receipt of a letter dated June 11, 1985 from Orange County Planning Department re: Kakargo. They are in receipt of the submission, and request a map for review.

FREYTAG - SUBDIVISION: Mr. Medican stated, this is a 2 lot subdivision. Parcel is 5.9 acres on Camp Monroe Road in the SR2.5 zone. Subdivision will consist of approximately 43,000 sq. ft. for ownership to his son for purposes of building a home. Topography, percolation tests and septic system lay out has been done.

Mr. Fraytag stated, there will be no further subdivision. Mr. Meehan suggested adding this to map.

Chairman Johanson asked for any objections to a public hearing for August 7, 1985. None.

FREYTAG: Public hearing August.

DILLIN: Further review.

JORDAN: Denial.

RATTI-JEDZINIAK: Topography map.

GILBERT: Revised map.

LAROE: Public hearing August.

SILVER: Send letter stating proposal unsatisfactory based on inadequate road frontage.

KNEBEL: Mr. Hochberg pointed out that the numbers on the map do not add up. Motion by Mr. Lacy that we grant preliminary approval subject to correction of the facts and figures of this matter, road drainage, show no driveways on "T" and submit application, seconded by Mr. Hochberg, all in favor. Vote, 5-0.

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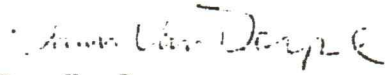
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NOZKOWSKI: Motion by Mr. Palmer that we grant preliminary and final approval subject to maps, fees and road dedication, seconded by Mr. Eberle, all in favor. Vote, 5-0. Fees are \$100.00 subdivision fee and \$100.00 recreation fee

KAKARGO: Motion by Mr. Lacy that we grant final approval subject to receipt of approval from Orange County Department of Planning, maps, fees and road dedication, seconded by Mr. Palmer, all in favor. Vote, 5-0. Fees are \$200.00 subdivision fee.

Motion to adjourn meeting by Mr. Lacy, seconded by Mr. Eberle, all in favor.
11:13 p.m.

Respectfully submitted,


Dawn Van Dorpe
Secretary

dvd

checks received:

Freytag - \$10.00 app. fee
Vandenberg - \$25.00 app. fee
Lukas - \$100.00 sub. fee,
100.00 rec. fee
Bernardini - \$100.00 sub. fee
200.00 rec. fee
Payne - \$100.00 sub. fee
125.00 rec. fee