

**TOWN OF CHESTER**  
**PLANNING BOARD MINUTES**  
**August 7, 2019**

Meeting called to order: 7:00pm

Members present: Chairman Serotta, Bob Conklin, Carl D'Antonio, Jackie Elfers, Larry Dysinger

Absent: Mark Roberson, Dot Wierzbicki

Also present: Dave Donovan-Attorney, Alexa Burchianti-Secretary, John Nosek-Engineer (for Al Fusco)

No minutes to adopt at this time Alexa is not done with them yet.

Next meeting of the Planning Board is scheduled September 4, 2019

**Hazel & Patrick Corcoran - Site Plan & Architectural Review**

Property located at 1361 Kings Hwy, in the LBSL Zone, .58 acres, SBL 14-6-12

Proposed addition of 1440 sq. ft. and siding/roof color. James Ramus is present to represent the applicants.

The addition will be connected to the existing building with a breezeway. The tenant that is on the property now is in a separate shed/building is the Herb Garden. They will be the tenant once it is redone. They would like to bank some of the parking, they show 7 spaces to be banked. Would like to add one or two more. They are also looking to hook up to the Town sewer and in the process in petitioning the Town. Understand that it needs to be referred to the County for referral and are in hope to be able to do that after tonight.

Chairman brought the plans up on the screen. Aerial shots of the building and property. Chairman stated that the building was done not too long ago and was done beautifully. The building was done in the hardy board.

Hazel Corcoran: looking to dormer the addition so down the road they can put an apartment upstairs. The downstairs would stay business, the Herb Shop would get her space back and they would also like to put a café in there as well. They submitted colors, they were leaning towards the navy colored siding. The one building would stay white. And would use the hardy board or board and batton. Chairman stated as long as it's not the vinyl but we will poll the board.

This would require a 239 referral to the OCDP and will discuss a public hearing.

Tin Barn is a brewery that just got approval, they petitioned the Town to connect to the sewer. The process isn't easy, you'll have to buy into the district because you weren't a

**TOWN OF CHESTER**  
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**August 7, 2019**

user unless you can prove this was in the sewer district to start. Then you'll be assigned monthly fee's, that is not this board. You will have to go to the Town Board for all of that. If you want to proceed ahead you have to get yourself on the agenda there.

Mr. Ramus stated that Kirk Rother was already speaking with the sewer department to make sure there was capacity, and Kirk was going to put that all together.

Polled board:

Larry: sees an abandoned septic tank, is that going to be taken care of. Pumped out and filled in? Mr. Ramus: Yes that's what they planned on doing. Larry: The only comment about the color, would think you would want the 2 to match. Believes if it's 2 colors it would look like an addition.

Chairman stated that was his first thought as well, that it should be kept all together the same. Sometimes an add on doesn't look good.

Jackie: Thinks the same thing, you might want it to look as one.

Carl: The existing structure is all white? Hazel: White with copper roof. Carl: Are you changing the usage or is it staying the same? Hazel: It's staying the same adding the café in the addition. The Herb shop will go back in and a café.

Chairman multiple uses are allowed.

Bob: Keep it as close to the main structure as possible. Parking for this is around back which is at a lower level correct? Patrick stated slightly lower yes. Bob: The parking for the addition is also going to take place down below just looking to see where the access up to the addition is going to be. Will there be stairs? Mr. Ramus: Stated that there is a really nice walk path that they can extend all the way around to the breezeway. Parking in the back would direct any clients to come into that way

Chairman stated we should see a little more on the plan.

Al Fusco Letter 8/7/19:

**TOWN OF CHESTER  
PLANNING BOARD MINUTES  
August 7, 2019**



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Middletown, NY 10940  
Phone: (845) 344-5863  
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Port Jervis, NY 12771  
Phone: (845) 956-5866

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August 7, 2019

Town of Chester  
1786 Kings Highway  
Chester, NY, 10918

Re: Corcoran  
Section 14, Block 6, Lot 12  
1361 Kings Highway  
Town of Chester  
Orange County, New York  
Our File #CH-181

Dear Chairman Serotta,

We have reviewed the material submitted and offer the following preliminary review:

Project: Addition to commercial structure  
SBL: 14-6-12  
Zone: LB/SL Zone  
Acreage: 0.58± Acres  
Material Reviewed: Plans dated 5/4/19 prepare by Kirk Rother, P.E., SEAF and application

Comments:

1. Architectural review by Planning Board elevation or roadway should be provided.
2. Provide the location of the handicap parking spaces and signs as well as details.
3. Describe how the existing sanitary disposal system will be abandoned.
4. The plan notes 21 parking spaces are provided, however there are only 20 spaces shown on the plan including the banked parking, please clarify.
5. Board comments to consider landscaping.
6. Board comments.

Action:  
239 GML

Please advise if you have any questions.

Very truly yours,

Alfred A. Fusco, Jr., P.E.  
Fusco Engineering  
& Land Surveying, P.C.  
AAF/jh  
Cc: Alexa Burchianti

**TOWN OF CHESTER**  
**PLANNING BOARD MINUTES**  
**August 7, 2019**

John reviewed the letter that Al Fusco submitted. Need to add the existing handicap parking space with signage marked on the plan. The septic describe how it's going to be abandoned and connect to the municipal sewer. Assuming that you get that from the Town Board, just include the pump station detail on the plan. They will need a county permit to cross the highway.

Bob: Will there be a mixture of brick pavers and grass? Patrick stated that it will.

Chairman stated there is enough to send in for 239 referral. We have to give them 30 days.

Polled Board for final comments or questions:

Carl: The handicap parking? Is it 1 spot per store frontage or what? John: it's based on square footage so 1 should suffice.

James Ramus stated they will make the changes regarding Mr. Fusco's comments and have it addressed for the next meeting.

Applicant will return to the September 4, 2019 meeting.

Chairman asked Attorney Dave Donovan what the circumstances are that the planning board can wave site plan approval. Dave stated that the language of the code, (and quoted code) He stated that we have used that language before to wave public hearings that typically been in uses that have gotten site plan approval and new uses coming in. He doesn't recall the planning board ever doing that for new construction. He does recall doing that for a change of use in an existing structure.

Chairman stated that the biggest concern at the last public hearing for that building is when they tore it down and built this one, was hardy board vs. vinyl and if it was a historic building, which it wasn't.

Chairman stated they should start working on the sewer though.

Brief discussion regarding Camp LaGuardia site.

Meeting Adjourned.

Respectfully Submitted,

Alexa Burchianti

Planning Board Secretary