Meeting called to order: 7:04pm

Members present: Chairman Serotta, Konrad Mayer, Dot Weirzbicki, Jackie Elfers, Bob Conklin, Carl D’Antonio, Barry Sloan (late 7:08pm)

Also Present: Dave Donovan-Attorney, Alexa Burchianti-Secretary, Al Fusco-Engineer

A motion was made to adopt the minutes from April 18, 2018. Motion made by Dot. Second by Konrad. Motion carried 6-0

Next meeting of the Planning Board is scheduled for May 16, 2018 3 public hearings that night along with Verizon to address the public comments. There will be a June 6, 2018 meeting as well. Baroda may come back in June not sure yet. Dorian Dehaan was going to answer the public comments herself, we still haven’t received anything.

Chairman reminded the Board of education classes to try and get the 4hrs in that everyone has to do.

**Tin Barn Brewery-Address Public Comments**

Jeremy Valentine -Lehman & Getz addressed the board in response to the public comment from the hearing on April 4, 2018. (See letter attached)

Chairman brought site plans up on the projector screen.

Valentine Letter 4-25-18:





Jeremy discussed the lighting and the landscaping.

Al Fusco stated that he was fine with the response comments. Jackie stated that she reviewed and the plans for the landscaping should be fine.

Chairman asked Jeremy where they were with all the permits, Jeremy is waiting for DEC they have been going back and forth.

Polled board for any comments or questions:

Bob: just one concern, some of the residents are concerned with the intersection, and that’s a valid point. His only thought was maybe if the applicant might think about putting in a no right turn sign at the end of his driveway. Just food for thought, don’t know if it would benefit or complicate it. Jeremy stated that even if they put a no right hand turn sign, let’s just say they want to obey the law, they will make a left and go somewhere to turn around and come back. No one is going to go left and go all the way around to get to kings.

Carl: There is a blinking yellow light there now at the intersection, could we request a red light. Al: Stated that you could request that however, it is on a county road you would have to do a warrant for the county road. That would require a traffic study and a request by the Town Board to the Orange County DPW. It would probably be about a one year process. The light is in the Town of Warwick so it would have to be cooperative with the Town.

Konrad agrees about the traffic.

Barry: See a lot of grasses would like to see more trees. Jeremy stated that the only way to see the building because of the topography the building the building is set lower and will only be seen coming from Warwick to Chester. Bob: Asked could possibly privacy lattis be put in so you don’t see under the deck. Jeremy stated that’s possible he would speak to the applicant. Barry agreed that would work, however would like to see more trees. Jeremy stated how about evergreen bushes, the whole point is not to obstruct the view from the outside deck. Barry stated put in Junipers, giant Junipers will grow large enough to block the bottom of the deck and won’t obstruct the view. Jeremy stated he had no problem with that.

Barry: The other thing is the lights, how tall are the poles? Chairman pulled up the plans and looked for the height of the poles. On the plan it’s stated 14 feet in height.

Chairman stated that we will send a report up to the DPW. And give us a few more landscaping bushes along the bottom. Otherwise is the board satisfied and once he gets permits he’s ready to go and then we will draw up the resolution but will wait till we get the last set of plans? Board answered yes. Chairman stated to Jeremy just let us know when you are ready and get approvals and we will put you on the agenda.

**Ridge Road Equities-Site Plan Review**

Steven Esposito for the applicant. Proposes 10 lot sub-division on Kings Hwy and Ridge Road. They were before the board about a year and a half ago. Originally proposed 18 lots. New proposal is 10 lots. SR-1 zone. About 6.5 acres are in the Ridge protection zone. Lots sizes range from a little over an acre to 3.5 acres, all with individual well and septic. 9 of the lots will be accessing Ridge Road and one lot will be accessing Kings Hwy. Subject to county permit and approval. In addition to the sketch plan they submitted the application, EAF and a narrative. Narrative discussed the number of lots and potential water use which Mr. Esposito stated was minimal, 4 bedroom houses. Which would be about 4,400 gallons per day. Based on the institute of traffic engineers this type of residential development peak hours would generate about 6 cars per hour. Mr. Esposito is looking for any comments this way they can move forward with the engineering and required design plan.

Al Fusco Letter 4-23-18:





Al stated he understands it’s preliminary so the sketch plans were basic. We need all the details in accordance with the Town of Chester ordinance. Will need a SWPPP because it’s over an acre of disturbance, ultimately a SPEDES permit from the DEC is required for the stormwater part of the project. It is a realty sub-division so it will need to be approved by the Orange County DOH. Will have to refer to DPW and OCDP for a 239 as well. Because of all the driveways will need site distances when they complete their surveys. Details on all the systems. Notes no tees etc in the ROW. Was submitted to Anthony, haven’t received anything back yet.

Barry stated that he would like a flag in the centerline of each driveway, for visual for site distance. Would like to know the site distance from lot 9 to the corner of Ridge and Kings Hwy.

Steve stated that they will stake them out after he hears from Anthony with any comments.

Polled rest of the board for comment or questions.

Bob: Stated that we are just going to be adding more traffic to what’s already a bad intersection.

Steve will let Alexa know when driveways are staked out to let the rest of the board members know.

**New Local Law “Community Preservation Fund”-Board Discussion**

Chairman discussed targets. Where the funds could come from. PDR Committee has been working on preservation in Chester. Warwick has also put something in effect. The law is basically mirrored to the Warwick Local Law.

Board discussed different options of where the funds could come from. And additional funding source.

Alexa will bullet point the concerns or questions and send to Dave to draw a letter to the Town Board.

At 8:05pm Board members and Counsel Donovan entered attorney client privilege to discuss telecommunications act of 1996. Board dismissed at 8:35pm.

Board discussed next meeting agenda.

Meeting adjourned.

Respectfully Submitted,

Alexa Burchianti

Planning Board Secretary