

**TOWN OF CHESTER
PLANNING BOARD MINUTES
August 2, 2023**

Meeting called to order @ 7:07pm

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

Members Absent: MARK ROBERSON, DOT WIERZBICKI

Also Present: MELISSA FOOTE/Planning Board Secretary, TODD MAURIZZIO/Al Fusco Rep for Town Engineer, ALEXA BURCHIANTI/Town Building Inspector, DAVID DONOVAN/Planning Board Attorney

Board updates:

Broccoli Patch Update – No Public Hearing, The Planning Board hasn't received any information re the balloon test, earliest for Public Hearing would be October 4, 2023. We don't have all items.

PUBLIC HEARING

Summerville Way Subdivision / Summerville Way Holdings, LLC

Project Type: 3 Lot Subdivision

Project Location: 3966 Summerville Way

KEITH WOODRUFF HANDED SECRETARY FOOTE MAILINGS/RETURN RECEIPTS

KEITH WOODRUFF: Explaining the project for a Lot Line change, 3 lot subdivision, 4.06 acres each lot over 1 acre. Existing lot 1, 2 & 3 have common drive way which received a ZBA 280-A. Speed Study was done – 48 mph, Colliers performed it. Maintain existing driveway.

Made some modifications for lighting and changed radium width to driveways for 2 & 3

TODD MAURIZZIO Referring to Fusco Letter

Retaining Wall issue -

KEITH WOODRUFF: Can add language to make sure that they are responsible for Common Driveway, easement w/ Lot #1, & #2

Board Comments:

LARRY DYSINGER: Complied

JACKIE ELFERS: Good

CHAIRMAN SEROTTA: retaining wall

DAVID DONOVAN: Timing of installation wall? House shouldn't get too far of retaining wall.

KEITH WOODRUFF: Yes, retaining wall needs to be done after.

JOHN GIFFORD: Good

JUSTIN BRIGANDI: Good

CHAIRMAN SEROTTA: Record reflect.

Open Public Hearing

No one spoke for or against the application

Motion to close the Public Hearing by: LARRY DYSINGER

Second by: JACKIE ELFERS

All in favor: 5 Ayes

Motion to Resolution by: JUSTIN BRIGANDI

Second by: JOHN GIFFORD

All in Favor: 5 Ayes

TOWN OF CHESTER
PLANNING BOARD MINUTES
August 2, 2023

TIN BARN BREWERY

Proposed Amended Site Plan

Project Location: 62 Kings Highway

Applicant: 62 Kings LLC

DAVE GETZ: Discussing revised Site Plan, responding to observations made by planning board members visit on May 17th, re lighting, run off, noise.

Discussed lighting bc of employees

Dale/: - Lighting – August 14th Lighting. Flatten Lights.

DAVE GETZ: Run off – Detention Basin Jenack – changes to impervious coverage. Calculations needed per Engineer. Noted

During Site Visit – music played loudly and walked the site, and drove to Tap House Parking Lot, per sound mitigation, nothing was found.

CHAIRMAN SEROTTA: At one point you provided a sound report. Can we have a report?

We need something for the record w/ locations, and decibel readings. We need an update.

Lauren: We can also add some spots

CHAIRMAN SEROTTA: How do you control the sound/band?

Lauren: Discussing music/sound decibel to make sure that everyone can comply with the sound decibels nothing over 85. We periodically check. TB reads it to make sure it's not over 85 and ask them to pls turn it down. Friday's no one plays past 9pm. 6 – 9pm. Hard stop on outdoor stage with no encore.

Saturdays – 8pm, Sunday – 5pm

There are sound curtains on the and stage, moved the container, have a BP for the container. One solid piece of curtain to contain the sound.

TODD MAURIZZIO: Review Letter – Pump changer – what is the force main and what is the volume and what it can handle. Is their maintenance on the septic?

DAVE GETZ: We need to verify the size. TAM, 3 x's a year. Force main to a sewer system. Needs to be bigger for the purpose it's serving now. Mentioned Porta Pottys on site for larger events

Board Comments

JUSTIN BRIGANDI: Nothing right now

JOHN GIFFORD: Run off – if there isn't an issue now with the weather, I think we're good. Noise – No issues over 85.

DAVE GETZ: Storm Water – gravel and parking areas – each catch basin will have a filter to treat some of the run off.

CHAIRMAN SEROTTA: Are there any issue because of the storm

DALE/TIN BARN BREWERY: A French Drain was added, no issues. s/w ppl at Creamer Pond they hear the music. I've gone 2xs on the weekend. Unsure of decibel level but it seemed louder than when we did the test. Unsure of how to proceed. Want to avoid a problem. I understand you're doing great job to keep it low.

Water – Drawings from 2019 – what is the water consumption and what is the consumption to today.

What is an avg month. Reviewed with the Water Dept, if it's more than it needs to be addressed.

DAVE GETZ: Lighting will have as built with measurements

JACKIE ELFERS: We need the Decibel report & lighting

LARRY DYSINGER: latest set of lighting plans, I don't see they're downward facing.

DALE/TIN BARN BREWERY: We have timers set b of employees, there is a shield but it's not on plan bc they are customized.

LARRY DYSINGER: Add hours of dimmers, lighting Don't see septic Plan on there.

DAVE GETZ: It's not on there no.

LARRY DYSINGER: There should be a grease trap.

DALE/TIN BARN BREWERY: There is a grease trap.

LAUREN/TIN BARN BREWERY: It's dug into the ground

LARRY DYSINGER: document it. Greast Traps., Slope of parking. Didn't see a difference. Noise -

**TOWN OF CHESTER
PLANNING BOARD MINUTES
August 2, 2023**

DAVE GETZ: eliminated some spots. We'll provide it.

CHAIRMAN SEROTTA: You have homework to do – to Dave Getz
Include the noise/ music location.

**OCLT – ASHLEY TORRE / TOWN PLANNING BOARD ATTORNEY FOR DAVE
DONOVAN/TOWN PLANNING BOARD ATTORNEY – RECUSED HIMSELF
Palmer Concept Subdivision Plan/Orange County Land Trust**

Subdivision & Lot Line Change

20 Forest Hill Lane

Attorney for OCLT can join via the WebEx Link

DAVE GETZ: Reviewing updated plan submitted July 2023

CHAIRMAN SEROTTA: Why are you here?

DAVE GETZ: Describing project....

Goal to transfer the vast majority to NYS for Farm Land

Specific wording is needed so that NYS can purchase the land.

KEITH WOODRUFF: discussed impact of language.

ASHLEY TORRE: Referring to item #9 re Resolution/Conditions, spoke with attorney – with Park land Fees.

Board Comments

LARRY DYSINGER: I'm confused. I thought we wanted to keep this as open space. Proposed to Vacant seems different

LARRY DYSINGER: If the intent is not to resell then what is the problem with the language. If we change the wording. It can potentially counter to what we're trying to achieve. This is creating a loop hole.

JACKIE ELFERS: It's concerning. It leaves it open ended instead of securing it.

CHAIRMAN SEROTTA: Originally, I had a similar concern but I tried to sit back and see the whole process. This isn't a cluster subdivision they would have to identify. We're in a catch 22.

LARRY DYSINGER: asking about vacant land. If they have to come back to the planning board then I'm ok. Makes more sense.

JUSTIN BRIGANDI: Have you seen something with this before re wording.

ASHLEY TORRE: I haven't but bc of the appraisal and the wording, it's unique. It's related to finances. I would add, it does go to the state, they could be immune or precept from building. ---SEE NOTES

JOHN GIFFORD: One question, wording w/ open space. What's the legal definition as vacant land? This time????

Would we have thought of that?

ALEXA BURCHIANTI: When we did the subdivision for Camp Monroe?

ASHLEY TORRE: Can be exempt from Zoning.

JACKIE ELFERS: What are the permitted uses?

ASHLEY TORRE: It depends on the jurisdiction. Revise resolution – to identify with changes being requested and condition of #9 for the Fee.

Motion to draw up Revised Resolution by: LARRY DYSINGER

Second by: JACKIE ELFERS

All in favor: 5 Ayes

Misc. - Brought up Student Bus Company withdrawing. Fusco – SWPPP need calcs

Motion to adjourn meeting at 8:16pm