

**TOWN OF CHESTER
PLANNING BOARD MINUTES
September 6, 2023**

Meeting called to order @ 7:07pm

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

Chairman SEROTTA mentioning Lydia Cuadros email re Broccoli Patch up for sale with misinformation on the listing.

**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

Ashley TORRE for David DONOVAN

DAVE GETZ: Reviewing updated plan submitted July 2023

CHAIRMAN SEROTTA: Voted to draw up a new resolution for the wording from Open Space to Vacant Land.

ASHLEY TORRE: Going over the amended resolution that was drawn. Discussing Parkland Fees. Owner Authorization forms received.

Bringing up Al Fusco's Comment Letter. No comments from both Attorneys.

ASHLEY TORRE: going over the amended resolution with changes and specific conditions.

Motion to approve amended: LARRY DYSINGER

Second by: JE

All in favor: 6 Ayes

CHAIRMAN SEROTTA: Will wait for revised plans for signature.

Summerville Way Subdivision / Summerville Way Holdings, LLC

Project Type: 3 Lot Subdivision

Project Location: 3966 Summerville Way

KEITH WOODRUFF: Reviewing sheet C100 (Site Plan brought up). Modified the common driveway easement – retaining wall and Swail. Relocate existing driveway onto lot#3

CHAIRMAN SEROTTA: Original driveway

KEITH WOODRUFF: keeping same access way to 94. Repave, and regrade. Slopes were steep, existing.

CHAIRMAN SEROTTA: Discussing

DAVID DONOVAN: Referring to the Resolution. Distinguishing btwn Lots 2 & 3. PB would need to address AF's comments. Referring to ZBA Decision. If AF decides something else will be needed then that needs to be addressed.

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TM: needs to review profiles

CHAIRMAN SEROTTA: The changes that are now presented unsure if we should vote on the resolution.

LARRY DYSINGER: Comfortable as long as there's no encroachment

JG: Can we vote on conditional approval.

DAVID DONOVAN: Resolution already addresses the conditions.

DW: OK

MR: Good

JG: Good

JB: Good

LARRY DYSINGER: Please include the lighting on the plans. (Conditions)

Motion to grant the Neg Dec by: JUSTIN BRIGANDI

Second by: JOHN GIFFORD

All in favor – 6 Ayes

DAVID DONOVAN: Referring to the ZBA 239 Referring to the last revision from August 11, 2023. Specific conditions.

DAVID DONOVAN & KEITH WOODRUFF: Schedule of metes and bounds, easement agreement. Parkland Fee's – only 1 lot \$2,000. DOT agreement. MF to send DOT approval to Todd. Lighting to be added to Resolution

Motion to approve the conditional site plan approval by: LARRY DYSINGER

Second by: JACKIE ELFERS

All in favor – 6 Ayes

26 McBride's update – Soils, Septic.

Lands of Sapanaro

Proposed Amended Site Plan – Requesting use to allow for business/office space of approximately 1,000ft in basement level of existing 2 family residential dwelling.

Project Location: 1351 Kings Highway, Sugar Loaf

Applicant: Jeffrey Sapanaro

Engineer: Kirk Rother

KIRK ROTHER: Describing the project. Office is for applicant and 1 employee. Referring to Al Fusco's letter – referring to Kirk Rother's

TODD MAURIZZIO: Is it a home occupation?

DAVID DONOVAN: Allowed to have an office and mixed use approval. Parking, water, sewer, lighting & building code issues about an office.

Connected to SL sewer.

Parking 6 spaces total. Potential other space. County R.O.W. not included, municipal lot.

TM reviewing letter – concerns about turn around space. Possible shift

KW: Angled parking. Striping.

MR: resident spots

KIRK ROTHER: per code parking for residents. Need 5 more spots for a total of 9. Currently -6.

TM: Entrance?? If there is a business is it a walk out or stairs.

ALEXA BURCHIANTI: It's tight.

JS: usually one person at a time.

AB commented per DS: concerns over parking. Fireate (based on building code). No kitchen, full bathroom with shower.

JS: Gym possibly

AB concerns if it changes hand if sold.

CHAIRMAN SEROTTA: Parking – banking

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DAVID DONOVAN: Will the county allow you to park there, bc it doesn't allow it.

CHAIRMAN SEROTTA: Referring to road being county vs a town rd which allow parking on the street, pulling up Code 98-22 Parking.

DAVID DONOVAN: Referring to being exclusive. Have the right to bank parking. Onsite as long as it's buildable.

KR: Pavement – Parking. Vegetative space / Lyceum. Vegetative buffer.

CHAIRMAN SEROTTA: Maries Country deli to use Cancun Inn to share parking. Consideration needs to be taken with regards to potential if it being sold. Referring to the Fire code

MR: Sprinklers needed?

CHAIRMAN SEROTTA: showing pictures of the property / 1351 KHWHY

KR: Not counting the parking that could be available bc of county R.O.W.

JE: I have seen cars parked there.

JG: asking about the location of the property.

ALEXA BURCHIANTI: Questioned plowingsnow.

JS: It gets put in the back.

JB: referring to past approval why should we change the use.

DAVID DONOVAN: Use to be changed. Talking about use – home office,

TM referring to residential code – home occupation

ALEXA BURCHIANTI: town code home office may have to go to ZBA for a variance. He would haveto live there.

JG: Biggest Point parking.

KR will show parking

JG does it have to paved for parking

ALEXA BURCHIANTI: Not necessarily unless we required painted lines, or handicap.

JB: Bank the parking on the property

JG: on board

MR: not a fan of mixed use. For future and hesitant, details of hour of operations, sheet rock – fire.

JE: Parking & Use

DW: Parking, office during the day?

JS: employee wouldn't be there for only a few hours.

KW: Discussing Jeff's business. No heavy equipment

DAVID DONOVAN: Narrative of what the use is going to be.

DW: No Signage

LARRY DYSINGER: Referring to Al's comments. Parking concerns for what was built this wasn't approved by PB for what it is now. No issue with the office.

KIRK ROTHER: referring to the structure

LARRY DYSINGER: The Well was moved. Parking is unacceptable.

CHAIRMAN SEROTTA: Were there changes from what was originally approved?

Reviewing original plan, parking. You need to make the changes

Board wants revised plans.

Referred to E-Code – 25ft buffer

DAVID DONOVAN: Referring Supreme Court ruling with Wetlands May 2023 and the definition – less regulation than more. New regulations that came out Last week.

KIRK ROTHER: Pavement in the buffer.

CHAIRMAN SEROTTA: Please give us a survey.

Work session application,

MF send him the work session application

Meeting Adjourned at 8:28