



Donald Serotta
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PLANNING BOARD

TOWN OF CHESTER

COUNTY OF ORANGE
1786 KINGS HIGHWAY
CHESTER, NY 10918

Dot Wierzbicki
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Jackie Elfers
Mark Roberson
Jon Gifford
Justin Brigandi

June 21, 2023 @ 7:00pm
at the Town of Chester
Planning Board Meeting Agenda

WebEx Link:

<https://townofchester.my.webex.com/townofchester.my/j.php?MTID=m49e22454017bffd2bfd66d84bc7c52ec>

Facebook: Chester Rec

YouTube: [Town of Chester, NY – YouTube](#)

ARB

Cachet

Proposed Shed with Electric & Water

Project Location: 1373 Kings Highway, Chester, NY

Applicant: Tim & Melanie Brown

SBL: 14-6-8

Zoning: LBSL

WORK SESSION - Bell Station Corp.

Proposed construction of warehouse/office space

Project Location: Kings Highway (Route 13) & Laroe Road

Applicant: Bell Station Corp.

SBL: 4-1-6.22

Zoning: GC

WORK SESSION – LKQ Transport LLC

Proposed temporary modular office for Trucking Company – admin offices, personnel vehicles for 2 years.

Project Location: 81 Black Meadow Rd.

Applicant: LKQ Transport LLC

Contact: Anthony O'Brien

Consultant Name: Wilscot/Williams Scotsman Inc.

SBL: 6-1-16.22

Zoning: IP

26 McBride Road

Proposed re-subdivision (lot line change) of two existing tax lots to make Lot 77.2 buildable for single family residence. Went in front of the Town Board and LOCAL LAW NO. 4 OF 2022 was passed.

*****Public Hearing closed for written comments, Public Comments need to be addressed*****

Project Location: 26 McBride Road

Applicant: Ronald Nelson Jr. & Valerie Pizzimenti

Engineer: Engineering & Surveying Properties, PC, Keith Woodruff

SBL: 1-1-77.2 & 82

Zoning: 1-1-77.2/ AI & 1-1-82 / AR3

Summerville Way Subdivision / Summerville Way Holdings, LLC

Proposed subdivision. Project was granted a 280-A variance by Town of Chester ZBA on February 16, 2023

Project Location: 3966 Summerville Way

Applicant: Rachel Mandel

Engineer: Keith Woodruff

SBL: 6-1-36.11, 6-1-36.12,6-1-37.1

Zoning: SR-6

Chuster Noodle Packaging/Elkay Drive

*****Public Hearing Comments Closed, received a letter from Tracy S**

Proposed 36,000 sf light industrial building with loading, parking and appurtenances.

Project Location: South Side and end of Elkay Drive

Applicant: The Livland Group, LLC

Engineer: Pietrzak & Pfau Engineering & Surveying, PLLC

SBL: 6-1-69.3

Zone: IP