



Donald Serotta  
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*Counsel*

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*Secretary*

**PLANNING BOARD**  
**TOWN OF CHESTER**  
COUNTY OF ORANGE  
1786 KINGS HIGHWAY  
CHESTER, NY 10918

Dot Wierzbicki  
Larry Dysinger  
Jackie Elfers  
Mark Roberson  
Jon Gifford  
Justin Brigandi

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

**WebEx Link:**

<https://townofchester.my.webex.com/townofchester.my/j.php?MTID=m96f23b4a6f51857c2c2b11f41ec6516c>

**Facebook:** Chester Rec / **YouTube:** [Town of Chester, NY – YouTube](#)

**ARB Application**

**Ava's Hope Chest**

Add wood stairs to existing deck on side of building. Adding White Picket fence.

**Project Location:** 1365 Kings Hwy

**Applicant:** Kristina Baumann

**SBL:** 14-6-11

**Zone:** LBSL

**Public Hearing**

**Chuster Noodle Packaging/Elkay Drive**

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

**G&E Properties Inc. & MAJRCCS LLC**

Proposed Lot Line Change

**Project Location:** Southerly side of N.Y.S. Route 94

**Applicant:** G&E Properties Inc. & MAJRCCS LLC

**Engineer:** James Dillin

**SBL:** 6-1-33.2, 34.1 & 34.2

**Zone:** I

**Work Session**

**Student Bus Company Inc.**

Proposed School Bus Company contracted to provide pupil transportation and vehicle maintenance services to the Chester Union Free School District beginning July 5, 2023.

**Project Location:** State Route 17M

**Applicant:** Student Bus Company Inc

**SBL:** 3-1-23

**Zone:** GC

**Broccoli Patch**

Proposed Distillery/Restaurant Catering Facility, Residence

**Project Location:** 1355 Kings Hwy

**SBL:** 13-3-2

**Zone:** LBSL

**Engineer:** Ross Winglovitz-Engineer – Engineering & Surveying Properties, PC