

**TOWN OF CHESTER
PLANNING BOARD MINUTES
October 4, 2023**

**October 4, 2023 @ 7:00pm
at the Town of Chester
Planning Board Meeting**

Meeting called to order @ 7:09pm

Members Present: CHAIRMAN SEROTTA, LARRY DYSINGER, JON GIFFORD, JUSTIN BRIGANDI, MARK ROBERSON, DOT WIERZBICKI

Absent: Jackie Elfers

Also in Attendance: Kristen O'Donnell

Miscellaneous

Spoke to Public re no public comment unless a Public Hearing

Kirk Rother/Engineer for Ridge Road Equities requesting from the Planning Board a 90 extension of the conditional final subdivision approval granted for the O'Reilly subdivision.
(Only Subdivisions)-

No Questions or Comments

Motion by: LARRY DYSINGER

Second by: DOT WIERZBICKI

All in Favor 6 Ayes

Planning Board Secretary to draft letter and send to Applicant.

SBL: 17-1-99.21

O'Reilly Subdivision (Ridge Road Equities) Subdivision Plan Tax Parcel 17-1-99.21

Work Session

Ed Mullins

Proposed Lot line change to return back portion of the lot to the Agricultural lot (this lot has historically been used exclusively for Agricultural)

Project Location: 1125 Kings Highway

Applicant: Andrew W. Oppman

Consultant: John McGloin

SBL & Zoning: 17-1-15 – 1125 Kings Highway, AR1 & 17-1-102 – Kings Highway, IP

Ed Mullins: Discussing Project, and showing different lots, per pics sent in, Showing Water Tower to use access top fields. Haven't approached them yet. Showing 1125 Kings Highway, showing ridge and how tractor can't get his it over the ridge.

Septic in front of house.

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Will the lot be a non-conforming lot? Referring to Al's Comments – Engineer needs to create a Bulk Table needs to be shown. More info needed.

CHAIRMAN SEROTTA: Need to understand Setbacks.

JUSTIN BRIGANDI: Incorrect setback would affect the other three sides??

DAVID DONOVAN: Deficient – taking non-conforming situation and making it worse and maybe ZBA Variance.

JOHN GIFFORD: Go to recording at 7:30pm

ED MULLINS: Answering it was due to an addition.

Board Comments:

LARRY DYSINGER: More information is needed to make an informed decision

DOT WIERZBICKI: More information is needed

CHAIRMAN SEROTTA: Reviewing Engineer Bulk Table

MR: Great giving it back to AG, why and what is the angle in chasing it.

EM: If we sell the house, we'll lose access. We haven't asked the Water Tower yet. Smarter a

JOHN GIFFORD: venue.

JG: NA

JB: NA

Brian Schulzer/Sparkle City Comics

Proposed warehouse/office building for online collectibles dealer. Ideally 20,000 sq ft. steel building. Possible subdivision of space for rental income

Project Location: Co Hwy 13

Applicant: Brian Schulzer / Neat Sparkle City Comics

SBL & Zoning: 6-1-71 / IP

BRIAN SCHULZER: Discussing Project. In the beginning stages and town insight, etc. in touch with an engineer and getting something ready. Came to the board for Feedback.

CHAIRMAN SEROTTA: Right across the street from the Library but the steepness could be an issue.

DAVID DONOVAN: We can't give you advice but it's a challenging a piece of property you need a professional and the engineer would review it. The use is allowed. Site Plan is needed.

CHAIRMAN SEROTTA: There wasn't an approved site plan for that parcel, it could be a basis for something to use.

BRIAN SCHULZER: Out of 20,000 sq ft – 10/15,000 to rent out or possible gym space – Mixed Use.

DAVID DONOVAN: Board will look at overall use for environmental use. Parking, water, sewer, drainage, traffic. All would be analyzed need to meet building use requirements.

BRIAN SCHULZER: Could we look at current Zoning, Bulk Table

CHAIRMAN SEROTTA: Need to go to County, because on County Rd.

DAVID DONOVAN: Designed professional.

JUSTIN BRIGANDI: Different uses - Parking

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Bell Station Corp.

Proposed construction of warehouse/office space

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

Applicant: Bell Station Corp.

Engineer: Bradley Cleverley, MJS Engineering & Land Surveying, PC

SBL & Zoning: 4-1-6.22 / GC

BRAD CLEVERLY: Describing project of storage and office space. Covid put it on pause. Development meets requirements from DEC Wetlands from stream no Disturbance – Except for existing entrance.

JUSTIN BRIGANDI: Not Yet

AL FUSCO: Reviewing Letter

CHAIRMAN SEROTTA: Questioning #1, Federal Flood Zone

JUSTIN BRIGANDI: No Comment

JOHN GIFFORD: No Comment

MR: Commenting on Parking and Entrance to garages. (loading docks)

JUSTIN BRIGANDI: What are you trying to do with the garages.

LARRY DYSINGER: Driveway and entranceway close to Laroe Pond. A bit of concern, to shift it over

BRAD CLEVERLY: Looked at traffic of Pond Road – Less traveled Road.

LARRY DYSINGER: Don't agree, mention storm water basins – a lot of run off

LARRY DYSINGER: Looking at back or side yard

CHAIRMAN SEROTTA: You'll have to address Al's questions, and come back to

BRAD CLEVERLY: Al's question need a Public Hearing, 239 Needs to be done

CHAIRMAN SEROTTA: Questioning the Public Hearing because we are missing docs. No Public Hearing, we don't have enough < traffic value

LARRY DYSINGER: No

MARK ROBERSON: No

JOHN GIFFORD: No

JUSTIN BRIGANDI: No

Next meeting is November 1, 2023

Baroda

Proposed Subdivision / Single Family Residences

Black Meadow Road

Applicant: BDR Group, LLC

Engineer: Pietrzak & Pfau Engineering & Surveying

SBL & Zoning: 12-1-31 / AR3

Whiteman, Austin, and Hanna – BDA Subdivision

June 2014 & September 2014 – Yield Sketch Plan

CHAIRMAN SEROTTA: No covid excuse we worked through COVID, functioned 100% ok. A lot of items have expired. 168-acre site.

Kristen O'Donnell Review Letter

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CHAIRMAN SEROTTA: Spoke with Bob Valentine about the Town being able to own the open space

AL FUSCO Review Letter

Soil Groups – Limitation of Septic

Geologist be suggested

Drainage District / Town Board

John Reilly's Requirement – Review

CHAIRMAN SEROTTA: Lot 1 using Bairds Crossing Rds – Not a public Rd – Check letter that Donna Wrote/Sent.

Board Comments:

LARRY DYSINGER: You've only changed one lot. I agree with the review letters, Chester subdivisions should be preserving farmland and you're choosing to do it, it's against our comprehensive Plan. Perc results invalid. Water usage concerns (mentioned the Greens and other subdivisions within close proximity. Curbing, concrete – should be granite. Some lots are steep, no culvert pipes, addressed back in march. Don't agree with the yield. Address the issues

DOT WIERZBICKI: Addressing Kristen's review letter – visual impact letter. Revisions are forthcoming.

MARK ROBERSON: No comments – Larry addressed it

JOHN GIFFORD: NC

JUSTIN BRIGANDI: A lot going on in a not great spot

CHAIRMAN SEROTTA: A lot more needs to be identified, ownership of the open space. Vince if you could color code map with open space

PIETRZAK & PFAU ENGINEERING & SURVEYING Will send the PDF of this ...

AL FUSCO: All reports done correctly and up to date.

PIETRZAK & PFAU ENGINEERING & SURVEYING: Waiting on reports

DAVID DONOVAN: New Species report, EAF, SWPP, ownership of land, all other necessary require docs.

CHAIRMAN SEROTTA: Addressing the public, encouraging them to speak at the Public Hearing, it's the beginning stages.

LARRY DYSINGER: Question: Comprehensive plan – zoning and regulations is being worked on. Should we put something on the record re that?

DAVID DONOVAN: There is no reason to not enter into the record. Any applicant should be told that they should be told.

DAVID DONOVAN: Zoning in place w/ comp plan when project is approved.

Meeting Adjourned at 8:43pm