

**TOWN OF CHESTER
DRAFT
PLANNING BOARD MINUTES
April 19, 2023**

Meeting called to order @ 7:01pm

Members Present: Chairman Serotta, Larry Dysinger, Jon Gifford, Jackie Elfers Dot, Wierzbicki, Justin Brigandi

Members Absent: None

Also Present: Melissa Foote/Planning Board Secretary, Todd/ Al Fusco Rep for Town Engineer, Alexa Burchianti/Town Building Inspector

Next Planning Board Meeting scheduled for April 19, 2023

ARB APPLICATION – CACHET

Timothy Brown & Melanie Brown

Exterior Painting

Removing AC

Passing Color Swatches

Board happy with color swatches

Motion to approve application by: Mark Roberson

Second by: John Gifford

Letter from Chairman for ARB Approval to be sent by Planning Board Secretary

Public Hearing -Palmer Concept Subdivision Plan/Orange County Land Trust

DAVE GETZ: -Showing Map Page 1

Describing project & purpose – to create 2 lots that sperate on side of Laroe Rd

David Griggs – Environmental

DAVID GETZ going over updated survey information

SHPPO – Sign off

OCDPW – Approval

It may never be developed for residential Purposes

DON SEROTTA: Showing OCDPW Approval Letter

No questions or comments from the Board

OCDP – Approval received, County is behind the project

SHPPO – No Effect

Board received all documents

Griggs ET Report on 3/24

DON SEROTTA: Can you please add the notes to the Site Plan for Bat Construction and Time Frame November 1st – March 31

BOARD HAS NO COMMENTS

ASHLEY TORRE: Re EA Mapper, please reference if federal or locally regulated w/in the Town Code. Please add that to the Notes. One other item would there be an easement or covenant?

KYLE SANDUSKI: 2- 5 year for purchase not into any restrictions, bc of fair option market it could change the deal if we had to redo an appraisal. Intention is to save the mountain.

ASHLEY TORRE:– Can't have any restrictions in the Deed at all and would be impact the appraisal. Would like to make sure OCLT could add the restrictions.

KYLE SANDUSKI – Intend to hold to original 7:15pm

DON SEROTTA: Proposed Parking

DAVID GETZ: Referring to the map – 4 cars would be the proposed parking with no construction

DON SEROTTA: Spoke w/ John Reilly Town Superintendent – ok with it.

No Parking during inclement Weather to November 1 – March 31 bc of plowing. It's already paved. Bigger parking would go on the Bypass side bc there is more property, 25acre piece.

DAVID GETZ: County has committed to this. 328 Acres in total

BOARD COMMENTS

LARRY DYSINGER: Great to preserve more land in Town, It's Great.

DOT WIERZBICKI: Good

MARK ROBERSON: Good

JOHN GIFFORD: Good

JUSTIN BRIGANDI: Good

DON SEROTTA: Confirmed that all notices went out and was published in the Paper of Record.

Motion to open PUBLIC HEARING by: John Gifford

Second by: Dot Wierzbicki

PUBLIC COMMENT:

COMMENT #1 MARTINE GUERRIER – Question about the Wetland on Serotta: Appreciated about the dates re Bog Turtles. Turtles on my own land would the time frame interfere with the nesting. Encourage not to disrupt breeding. Preemptive concern.

COMMENT #2 TRACY SCHUH – Speaking as resident and preservation. Support of a subdivision that as goal to preserve property, Sugar Loaf Mountain to Goose Pond Mountain. Thanking OCLT, Palmers and community members to preserve this iconic land, Question with Lot 2 – Do they have to come here for a site plan, or do they go to the Building Inspector.

COMMENT #3 LIZ MUSKO – Subdivided areas, are they limited to residences.

DON SEROTTA: One residence only

LARRY DYSINGER: No further subdivision?

DON SEROTTA: No, it's not the goal

COMMENT #3 PAUL DEPOLIS: What type of uses/recreation– Hunting – on the Area

KYLE SANDUSKI: Passive Recreation, will have a 1 -5 year for hunting but not on the land. Hiking Rules.

COMMENT #4 MAIL IN LETTER FROM MR. KAUFAML (DON SEROTTA-READING EMAIL): Concern with Hikers on his land, and with houses nearby.

COMMET #5 JOHN SOUTH: Please, but concerns with Parking next to Restdale Rd. Trail head will cause congestion – foot traffic

KYLE SANDUSKI: Can't speak on behalf of the state, unsure of primary access point. Would go south of Lot 2. There is an existing woDon Serotta: rd. Concerns with who would own lot 2. Difficult to answer. Happy to have a discussion after we purchase the property.

DON SEROTTA: Does the Land Trust put Trails in?

KYLE SANDUSKI: Planning would be done in conjunction with Palisades Park

Motion to Close Public Hearing by: Larry Dysinger

Second by: Jackie Elfers

All in Favor: 6 Ayes

We will accept written comments for 10 days and they will appear at the April 19th, 2023 meeting.

PUBLIC HEARING - TRADE-TRANS CORP.

DON SEROTTA: Pulling up Site Plan

Kips Bay Holdings – 10 Acres of Land – Parking& loading docks

Dry Food Products – US Manufacturers for over seas delivery, business has increased in the 10 years

Dave Griggs – Environmental Done

Going over Al Fusco Review Letter -

Variance is not required

NOI will be needed – SWPP

Army Corps

Lighting has been replaced with RAB Brand – Wall Pacs – Showing the Spec Sheet

BOARD COMMENTS

LARRY DYSINGER: Said he didn't receive the light specs from Board Secretary.

Septic Tank- not H2O rating

DOT WIERZBICKI: No comment

JACKIE ELFERS: Landscaping, pull out Black eye sue for natural look

MARK ROBERSON: No question

JUSTIN BRIGANDI: No questions

JOHN GIFFORD: No questions

Motion to open Public Hearing made by: Justin Brigandi

Second by: John Gifford

PUBLIC COMMENT

Martine Guieri – Questions abut the trees, concerns with animal habitat and lighting. ECO system concerns. Storm water run off, concerns with swamping in that zone. Air pollution – with more vehicles in the area, truck traffic, wants to protest. Bog Turtle Concerns.

Tracy Schuh – Wasn't aware of tree removal of the front of the property. Concerns re lighting, when building isn't being used can you make them dimmable – maybe not at full power.

ONLINE COMMENT: None

Motion to close Public Hearing by: John Gifford

Second by: Mark Roberson

DON SEROTTA: You can come back for the May 3, 2023 Meeting

SUMMERVILLE WAY

Review of Applicant submittals

ZBA referral to 280-A

Lot 1 & Lot 3 gained access to 94 via easement

ZBA March 16th for a 280-a Variance - Granted

Lot Line change in order to make 3 acres buildable to comply with the Zoning.

239 was determined and given local determination

No other major changes have been made
Speed Study Conducted

DAVID DONOVAN: We may not need to do. County Sent an email regarding not having to go to the Planning Dept.

DON SEROTTA: Question, Lot 1, Flag Lot

KEITH WOODRUFF: Need documentation with regarding Serotta: to the plans and the driveway.

BOARD COMMENTS:

JUSTIN BRIGANDI: Reason to connect existing driveway

KEITH WOODRUFF: Grading issues

MARK ROBERSON: Issues – 1 lot subdivision is ok, Flag Lot issue with current area

JACKIE ELFERS: Going to cut ack from that driveway now. Concern with land on Serotta:caping.

DON SEROTTA: Wanted to know about the contours: 2ft

LARRY DYSINGER: Concerns with perc testing. 50% expansion area is for what. For sewage, space allocated to repair remediate it

KEITH WOODRUFF: Solely not for a four-family house

LARRY DYSINGER: Drawings for lighting

JUSTIN BRIGANDI: The ZBA Meeting needDon Serotta: to

Board not comfortable with the Public Hearing – May 3rd

AL FUSCO'S REVIEW LETTER

BOARD COMMENTS

LARRY DYSINGER: Lighting, Plans,

JACKIE ELFERS: Good with it

DOT WIERZBICKI: Good with it

DAVID DONOVAN: 8:13pm

DON SEROTTA: May not have to be submitted to the County

Motion to set Public May 3, 2023 by: Larry Dysinger D

Second by: John Gifford

Other Business: IMA by Orange County- Require signatures for the 239 – 2023 – January 3, 2023 – email received. Follow up on executed agreement.

Meeting Adjourned at: 8:20pm