

**TOWN OF CHESTER
DRAFT
PLANNING BOARD MINUTES
February 1, 2023**

Meeting called to order: 7:00pm

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

Members Absent:

Also Present: Melissa Foote/Planning Board Secretary, Al Fusco/Town Engineer, and Alexa Burchianti/Town Building Inspector, Kristen O'Donnell/Town Planner-Consultant

Next Planning Board Meeting scheduled for March 1, 2023

Public Hearing Davidson Drive Holdings, LLC

Mike Morgante/P.E - Presenting project
DS bringing up docs on line –Site Plan – Sheet 4

**RICHARD D'ANDREA – Traffic Consultant/Creighton Manning / NYS
PHIL GREALY/COLLIERS ENGINEERING & DESIGN - Town of Chester
Planning Board Traffic Consultant**

Board Comments:

NMC3

**JAMES DILLIN/PE -
Showing Site Plan**

Explaining Project and zoning, subdivide (acreage), Lot #1 has a driveway entrance, Lot #2 – Farm entrance – convert to residential driveway entrance. Joint site tests with Fusco Engineering. Map has been sent to the County – Has a number but no response yet. Working w/ Mike Carroll.

CHAIRMAN SEROTTA: Total disturbance mentioned to Ashley Torre. Was this taken care of?

JAMES DILLIN: Yes.

EAF Part 2 – Needs to be drafted up by Al Fusco

CHAIRMAN SEROTTA: Would like to hear final comment from the County.

LARRY DYSINGER: Has Al Fusco been by Lot #7?

CHAIRMAN SEROTTA: Total disturbance needs to be done

AL FUSCO: Larry, I will drive by the property. Over 5 Acres a SWPPP needs to be done.

LARRY DYSINGER: Concerned with the trees. A meeting needs to be set up.

CHAIRMAN SEROTTA: They will be at the next meeting – March 1, 2023

Davidson Drive Holdings, LLC

MIKE MORGANTE

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David Donovan joined meeting

Mentioned: Concerns with Traffic, and Habitat

Discussing Habitat – Bog Turtle

Project / email chain reference (include email) DEC, referred to 1251 King HWY

Test Pits – 3 done

Visuals

Need to work with the Board – Beige & Taupe(looks like the color of the trees) less visible, received info from board (insert email), mentioned Karen Arent (PB Landscape Architect).

Traffic Report

Project Traffic Consultant – **FRANK FILICIOTTO & RI CREIGHTON MANNING** summarizing the project and listened to comments from board and the public – TIS was submitted (via email & hard copy).

Comments addressed:

Wickham Village Flashing light, signage (possibly amend the sign) OCDPW Roadway

Weight Limit – Truck drivers see the sign and should obey it. Travel times Sugar Loaf Road – Weight Limit (Report)

Traffic intersections – 17M, Lehigh Bellvale

Included other projects- Public Concern, residential concerns

Pomegranate, 1251 KHUY, 208 Business Center, The Greens

Employee Shifts at Warehouse are 8am – 6pm maximum of 45 employees

Discussing Colliers Report (PB Traffic Consultant)

OCDPW & State –

No permits are required – Both Agencies were part of the approval for truck access Route, and was sent to Lower Agencies

Will send over a response letter, but will go over the response.

CHAIRMAN SEROTTA: Lake station & Kings Highway concern – not a great field of view from Warwick to Chester, worries of speed of trucks. This has to be looked at. County is involved a little bit.

RICHARD D'ANDREA: UPS Intersection & the county was involved.

Discussing project and study. Restricting turns – Response letter submitted, needs confirmation. Right turn plans – TIS didn't show it.

Concerns with Fire Trucks

Employee Shifts was addressed

Intersection needs to be looked at

Data – School Bus Traffic, should show it.

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Design Years – Build year of development is 2024 realistic
Signage – Appropriate, maybe more striping
County and DOT – DOT not critical, more for the county.
Truck circulations – Pavement Widths

CHAIRMAN SEROTTA: Public Comment – referring to buses and the routes and traffic, children safety.

Concerns with Westbound traffic, 17M & 94 Light, traffic concerns with Brookside Avenue. Industrial Park Traffic

Mentioned Craigville Road Project – Referring to Blooming Grove project

Misconception of the amount of trailers in a day. 140 tractor trailers doesn't seem right – identified and brought out to the public for clarification

Board Comments:

LARRY DYSINGER: Referred to EAF, mentioned shift times changes. Concerns w/ Kings Highway & 17M is always backed up. Intersection by Brookside Ave. Concerns.

RICHARD D'ANDREA: EAF needs to be updated

LARRY DYSINGER: Width of Lake Station Road – Concerns with Tractor Trailers, trucks. Intersection w/ current standards & Bellvale, Other projects in the area needs to be taken into account

RD: Did include the other project that the other TC needs to address

Dot: Concerns like Larry

JACKIE ELFERS: Safety & kids on school bus (Paradise) at 8am mark. Telephone pole in the entrance how will that turn be negotiated.

CHAIRMAN SEROTTA: Turns – Paradise

MIKE MORGANTE: look into the width

JUSTIN BRIGANDI: Traffic remedy of turns, entrance

MARK ROBERSON: Referred to Pomegranate, Davidson Drive would alleviate

MIKE MORGANTE: Approached Pomegranate – no interest, would help both parties. Couldn't be worked out.

CHAIRMAN SEROTTA: Davidson Drive was started in 2004, discussing the project. Road is individually owned. Mentioned Public Comment email that the Town changed the road ownership. This is a private. WE can't order them (Pomegranate to allow this). Pomegranate granted them an emergency access. The comments need to be addressed and come back to the board.

KRISTEN O'DONNELL: Addressing her comment letter.(Insert Letter) 98-1

Landscaping – residential across the street. Zoning needs to be done in the front and the parking btwn any residential homes.

Fire Code – Addressed by AF

Wells – Shifted new location- with respects to Loading Docks- 200ft away. No longer an issue as it was addressed

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SEQR noted

Comments need to be updated on the site plan

MIKE MORGANTE: Addressing **KRISTEN ODONELL** Comment letter. Well was approved/waiver from the OCDOH. DEC – worked with them re Habitat

AL FUSCO: Referring to Review Letter, Satisfied

CHAIRMAN SEROTTA: We can go over colors of Bldg when we have another meeting w/ **KAREN ARENT**

LARRY DYSINGER: Noise, signage, line of sight needs to be addressed

MIKE MORGANTE: Line of Site on Site Plan

BROCCOLI PATCH

ROSS WINGLOVITZ, PE

Dot Wierzbicki – recused herself

Discussing Site Plans for the Red Line/Changes

Reviewing the project, Mentioned Site Visit w/**ALAN SORENSON & KAREN ARENT**

Addressing the 239 email and comments from Karen

Reducing width of the bldg., mentioned stone patio & retaining wall removed, added deck

Northern side of the bldg. – shrunk that 10ft and parking lot was taken in.

Mentioned Parking Lot & Traffic Flow

Comments from KRISTEN ODONELL – property line and parking need to comply with setback requirements.

County Planner and **LOUIS DONNELLY** had a conversation – Send to county regarding their recommendations and changes that were made.

Referring to **KRISTEN ODONELL** comment letter

Didn't add wetlands, etc. Not on the plans yet

KRISTEN ODONELL: Please speak about the actual use of the building.

Referring to her letter

Use of the Building, Bridal Suite, Lounge – What is going in place, with respect to uses (utilities, etc.)

Overnight accommodations

Need to clarify the USE of the building, so BI can see if the uses are permitted.

Addressed the county's letter and moving the bldg. closer to the street, Character of the current site, Architectural

SEQR

Updated EAF

ROSS WINGLOVITZ: Maintenance Agreement with Easement

KRISTEN ODONELL: Should I talk to Alan re this – ASKED **CHAIRMAN SEROTTA** HOW TO PROCEED

CHAIRMAN SEROTTA: Feel free to talk to Alan, we would need a full package AND

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we don't have it.

DAVE DONOVAN: Plan will be modified to some degree it. It needs to be sent in full.

KRISTEN ODONELL : Someone can reach out to them but Alan's concerns haven't been addressed.

LOUIS DONNELLY: Wants to send it to the County with reference to the changes that you have received.

CHAIRMAN SEROTTA: referring to Alan's letter – submission is a work session, when we did the site visit and the size of the wall. What about the deck? They need to follow the setbacks. It's taking too long.

LARRY DYSINGER: Mentioned the parking lot

CHAIRMAN SEROTTA: Discussing concerns from Board & County and that comments haven't been addressed.

DAVE DONOVAN: Please be clear that you are not referring to the PB.

CHAIRMAN SEROTTA: WE need a firm plan to work on and how does it fit into the feel of the current area.

ROSS WINGLOVITZ: We need feedback earlier rather than later from the County.

CHAIRMAN SEROTTA: Mentioned Kristen's comments – parking, etc.,

ROSS WINGLOVITZ: We eliminated one wall, but not the wall by the parking, plan hasn't changed that much. Water needed to be done – before the Town Board (6months due to Covid, etc.

CHAIRMAN SEROTTA: Issue with the Barn in the corner, is it going to be appealing.

LOUIS DONNELLY: It wouldn't be in competition with the town?

Board Comments

MARK ROBERSON: At a stalemate. Deck concerns (change) and setbacks

JUSTIN BRIGANDI: Concerns with the Lake, using the height to have a nice view, but what about the residents? View going to change for the residents.

JACKIE ELFERS: Missing pieces, pond concerns – with guests and has to be a good balance between the two.

LOUIS DONNELLY: I already have a Building Permit for a Brewery – Previously approved for a Brewery.

JACKIE ELFERS: I feel we need to be fair to everyone.

LOUIS DONNELLY: Guests can't be stopped to be near the Pond.

JACKIE ELFERS: Restrictions need to be placed on the pond.

LARRY DYSINGER: Would like Renderings. What about the large rear Deck?

ROSS WINGLOVITZ: Large rear deck is for cocktails. No music on the deck.

LARRY DYSINGER: Lighting, reflective. Discussed the Light Coding – Soft lighting, Landscaping – saving some of the large trees. Adding more trees, because it was clear cut – other shrubbery to block the view for the neighbors. Pavers should be used what you have on the plan can be washed into the retention pond to avoid run off.

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Dot Wierzbicki – recused herself

DAVE DONOVAN: explaining the process of county planning.

ALEXA BURCHIANTI: Referring to the Drainage Pipe

ROSS WINGLOVITZ: Using a Catch Basin

BLACK MEADOW CROSSING

Larry Torro

Referring to project

2 plans submitted – Dance Studio & Barn

Does she need permission w/out site plan approval to add the shed. Can we do this in phases? Not sure how to proceed. The shed is only for storage, would the Town require a bond.

CHAIRMAN SEROTTA: We could phase a project.

DAVE DONOVAN: If you want a phasing project, you'd still need to go through the process. It requires a degree of review.

CHAIRMAN SEROTTA: There are 3 different issues

DAVE DONOVAN: Referring to the Barn

CHAIRMAN SEROTTA: If it's just the dance studio what about parking?

M'LANIE HUNTER: Would like to use the Barn for a temporary?

CHAIRMAN SEROTTA: Issue with traffic, Zoning, what would it become later?

M'LANIE HUNTER: May be used for storage or whatever could occupy the space commercially?

DAVE DONOVAN: Site Plan is needed

LARRY DYSINGER: Water concerns – currently have septic. major renovation, Alexa should inspect it, IDK?

LARRY TORRO: If it got approved, to mimic the intent of what is already existing there.

CHAIRMAN SEROTTA: What is your advantage of having the shed on the property already?

M'LANIE HUNTER: It needs to store equipment from office space now.

CHAIRMAN SEROTTA: Referring to 98-31

Showing the proposed shed.

DAVE DONOVAN: We have allowed storage on an approved project. This isn't an approved project.

JUSTIN BRIGANDI: Can they put in on the property?

LARRY TORRO: Would the existing Barn be an accessory structure

BOARD COMMENTS

LARRY DYSINGER: Don't have a problem with that. Are we making a precedent here? Not sure what the implications are.

CHAIRMAN SEROTTA: We would need a Bond, if the Town had to pull I out.

LARRY DYSINGER: Bond needed

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DOT WIERZBICKI: I have no problem with it.

JACKIE ELFERS: I also have no problem with it.

MARK ROBERSON: Is a specific variance needed? I don't like setting a precedent.

JON GIFFORD: I'm good.

ALEXA BURCHIANTI: I have some concerns, Maybe the process should have an expiration date.

DAVE DONOVAN: Yes, it's 1 yr.

ALEXA BURCHIANTI: Do you plan on moving the shed?

CHAIRMAN SEROTTA: We need renderings of what it's going to look like, there are review procedures that need to be done. Formal Site Plan Reviewal needed.

Motion to Grant temporary building under 98.31 by: Larry Dysinger

Second by: Dot Wierzbicki

All in Favor: 7

CHAIRMAN SEROTTA: Parking - Board believes in reserves – Less Actual Parking

AL FUSCO: Site Plan is needed for the front piece, clarification needed. Maybe needs to go to ZBA.

ALEXA BURCHIANTI: What is the Bond amount?

DAVE DONOVAN: I will refer to Alexa and Al regarding the fee for the Bond.

OTHER BUSINESS

BARODA PROJECT – Last in front of the Planning Board 5 years ago, giving brief description on project.

- Mentioned Public Hearing Minutes – Print out sent to Planning Board from PE
- Minutes from the project needs to be sent to the Planning Board
- Cluster allowed based on the Yield Count

AL FUSCO: All environmentals need to be redone. Archaeological doesn't need to be redone.

CHAIRMAN SEROTTA: We should arrange for a site visit.

DAVE DONOVAN: I'll need to review the Minutes.

Showing the Revised Site Plan- Wetlands

MISC:

For larger Planning Board projects, Board agreed that Kristen O'Donnell should be on those projects.

Meeting Adjourned at 9:50pm

Respectfully submitted,

Melissa Foote
Planning Board Secretary