

Filed 10/11/85

PLANNING BOARD

TOWN OF CHESTER

P.O. BOX 400
CHESTER, ORANGE COUNTY
NEW YORK 10918

RAYMOND G. JOHANSON
CHAIRMAN

JOHN F. MEEHAN
ATTORNEY

October 2, 1985

RICHARD EBERLE
EDWARD HOCHBERG
RICHARD LACY
ANDREW PALMER
HAROLD UTTER
FREDERICK WHALEY, JR.

Chairman Johanson opened regular meeting at 8:10 p.m. Members present were Messrs. Whaley, Palmer, Lacy, Eberle, Hochberg, Utter. Also present were Mr. Salerno, Town Engineer and Mr. Meehan, Attorney.

Chairman Johanson referred to the minutes of September 4, 1985, are there any additions deletions, or corrections. Mr. Lacy referred to page 3, under Lake Hill Farms, in the paragraph that Mr. Cameron referred to the street appearing, at this time, to be three or four feet higher than Adams Court. I feel that "the project was begun without any approvals" should be added. Motion by Mr. Lacy to approve minutes, seconded by Mr. Utter, all in favor.

Board is in receipt of the August 27, 1985 minutes from the Village of Chester Planning Board.

Board is in receipt of a booklet from the DEC entitled, Stream Management, pertaining to stream run-off, flooding in flood plains, etc.

Board is in receipt of a notice from the Orange County County Clerks' office re: Freytag, filed on September 6, 1985 map #7248.

Board is in receipt of a letter dated September 12, 1985 from the Town Clerks office. Re: new zoning fees. Site plan \$50.00, Special permitted use \$50.00, Petition for zone change \$50.00.

Board is in receipt of a notice from the Orange Municipal Planning Federation re: fall meeting, October 29, 1985, topic is Expansion and Development in Orange County. Also enclosed is a letter dated September 17, 1985 re: election of two new officers.

Board is in receipt of a copy of a letter to Mr. David McDougall dated September 25, 1985 from the Dept. of Public Works re: Laroe subdivision. Comments were: 1. Site distances exiting driveways are poor. 2. Plan should indicate cross-section of proposed driveway with directed water flow. 3. Profile to indicate negative 2% slope from edge of County Road to existing ditch line. 4. Paving should be provided from edge of highway pavement to minimum distance of 50 feet behind road. 5. Erosion control notes added to plan.

LEXINGTON MEADOWS - SITE PLAN: Mr. McDonald stated, they are here to answer some of the questions raised at the August meeting. This is a 900 unit development off Route 94 adjacent to Whispering Hills. Environmental Assessment Form submitted. Cost of the units will be in the \$90,000 range. Showed a picture of what the units would look like. Twelve units per building, similar to Lexington Hills in the Village of Harriman.

Ms. Clark stated, there are six major areas that could have a significant impact, most of these areas could be mitigated through the layout of the project.

LANDS: Refers to the slopes on the site. Some of these slopes are at or greater than 15%. We will work with this by making sure parking and buildings are compatible with the slopes.

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PHASING: We are proposing six phases at 150 units each over an eight to ten year period.

PARKING: 1575 parking spaces provided, to be broken up throughout the site conforming to slopes for drainage.

SURFACE AND GROUND WATER: The impact will be mostly from waste water flows and water supply. We might need a new source for the water supply. We will need 200,000 gallons of water per day. Well will have to produce about 140 gallons per minute.

DRAINAGE: Parcel is 117 acres and in natural state, large part of area has been cultivated, rest in brush land. We will improve impervious cover, put in a drainage system, open gutters, retention areas to insure that there is no increased drainage. Mr. Lacy questioned the SEQOR form. Yes or no was not checked under drainage. Ms. Clark answered, yes should be checked.

TRANSPORTATION: We enter on to a New York State highway, therefore, we need DOT approvals. Roads will not be dedicated.

ENERGY: Will have to extend transmission lines to site. There will be underground utilities.

SCHOOLS: No comments at this time.

ZONING: Area zoned to allow this type of project at this density.

Mr. Palmer questioned if this was a condominium or a townhouse project. Ms. Clark answered, condominiums, with common entrances in buildings. Mr. Palmer questioned taxes. Ms. Clark answered, they did not know, at this time.

WATER SUPPLY: Mr. McDonald stated, in accordance with the Health Department requirements, this development will need approximately, 203,000 gallons of water per day, which equals, 140 gallons per minute. State Health Department requires twice the capacity. We would need two wells, each producing 280 gallons per minute. The site is large, but, chances of finding that water on the site are questionable. There is a proven aquifer in the Goose Pond Mountain State Park area which is near the Villages' transmission line. It goes from Walton Lake up through the Villages' system, producing approximately 1.3 million gallons of water per day yield in that aquifer. The plan recommends that a well be tapped there and tied into the Villages' transmission line so that this development can tie into the Villages' system. We are recommending cost sharing. We will participate fully in the development of that well and the tie in into the Village system. Agreements will have to be reached between the Village and the Town. We feel this is the best solution for all concerned.

Mr. Eberle asked if they have approached the Village on this. Mr. MacDonald answered, the Town and Village have to meet and discuss the overall concept before we can get

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involved. Mr. Meehan questioned the access to the aquifer. Mr. MacDonald answered, through lands now owned by the Palisades Interstate Park Commission. There have been meetings with Mr. Nash Castro, as far as the concept of taking water from the aquifer, which has been approved by the municipalities. There have been a series of meetings in 1975, 1980 and 1985. Mr. Palmer asked if there were any people drawing from the aquifer. Mr. MacDonald answered, there are no residences within 3,000 feet of that area. The impact on the surrounding area will have to be addressed. Mr. Lacy asked, if the aquifer was tapped. Mr. MacDonald answered, no, but, it has been tested.

Mr. Lacy stated that Orange County has a water problem in relation to its projected growth. The County has studied this for 25 years with no solutions to the problem. A study was done in 1982 that projected a serious problem by the year 2000. Mr. MacDonald added, he is aware of these studies and the aquifer would be a long term solution. This development would only use 15% of this source, the other 85% would be for the Village and Town.

PHASING: Ms. Clark stated, flat area will be the first phase, area exiting on Conklin-town Road will be the last phase. Chairman Johanson feels that eight to ten years is to quick for 900 units.

Mr. Palmer asked about adding another exit, Ms. Clark answered, the slope on the other lands is to excessive for another exit.

TRAFFIC: Ms. Clark stated, they are only presenting the initial impact at this time. We did a one day count of vehicles at the Route 94 and 17 intersection equaling 830 vehicles one way on an hourly volume, but this is really not sufficient to determine an accurate count. They do not know peak volume for phase 1. Whispering Hills peak in a.m. is 57 vehicles, mostly going east to 17. Most people will be using train and bus systems. There are two bus routes that use Route 94. We could have a shuttle bus to take residents to Monroe. For this project we determined, at peak hours in a.m., 450 vehicles were active and in p.m., 540 vehicles were active. With the projected amount of activity coming from this project and Whispering Hills, the County did not see a need for improvements.

Chairman Johanson questioned the amount of projected resident owned vehicles. Ms. Clark answered, 1260 vehicles, 30% of the units will be occupied by single adults, 40% by young married couples, 20% by older married couples.

Chairman Johanson asked for information on trips per day. Ms. Clark answered, 5.1 trips per unit per day. Chairman Johanson added, that equals 4,600 trips per day. Mr. Jones agreed with these figures, as based on similar projects.

POPULATION: Mr. Lacy feels the assumption of the population in this development is more like 2500 people. In this area there are very few accommodations for families. There are thousands of condominium projects going on with very few apartments or townhouses. Ms. Clark stated, with two bedroom units, the population will be low.

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Mr. Palmer questioned the amount of units in Harriman. Ms. Clark answered, 330 units. Mr. Palmer asked if Harriman was happy with the project. Ms. Clark answered, yes. In the 145 units that are completed, there are 13 students in the school system. Mr. Freed added, 30 to 35% of the people who moved in are singles, young marrieds, 30% are pre-retirement age. One-tenth have school age children. With only two bedrooms, we limit the amount of people. Three-fourths of the time, the second bedroom is for an office, recreation room or guest bedroom.

TRAFFIC: Ms. Clark added, there will be no major impact on the roads according to studies and standards from DOT. If signals are needed, in the future, the development would bear the cost. Chairman Johanson asked the percent of traffic that would use Conklintown Road exit. Ms. Clark answered, we did not calculate this. Chairman Johanson questioned the impact on the light at the Post Office on 17M. Ms. Clark answered, our study showed the traffic at peak hours going east on 17. The traffic at the light was considered local and lunch hour traffic. We will be glad to give more detailed information in the future. Mr. Jones added, there is a large volume of traffic entering 17M from 17 westbound, with the proposed project, there would be a definite impact upon traffic at this light.

SCHOOLS: Ms. Clark stated, Whispering Hills has double the amount of students that will enter school system. We estimate one student per 23 bedrooms equaling between 80 and 120 total students. Mr. Palmer questioned the amount of students in school from Whispering Hills. Ms. Clark answered, 220 students. Mr. Lacy stated, with a predominance of condominiums in the County, you will have to use the same population figures for students as for traffic. Ms. Clark added, we feel there will be an impact on the school system, new classrooms might have to be added.

Board is in receipt of a letter dated August 21, 1985 from Mr. Stoddard, Supt. of Schools re: new development in the area. They would like a formal request for desired information. They advise that the Board consider the "Ramapo Plan" which calls for a developer to make provisions for schools and other essential services when a project is being developed. Information on school district is enclosed. One memo dated August 20, 1985 cites the usage of the classrooms in each building. Another memo dated July 31, 1985 cites the impact that projects such as Green Meadows, Knollcrest and Whispering Hills has on school population. Mr. Stoddard added, they can sit down and discuss this in the future. Chairman Johanson stated, analysis shows peak capacity at this time. Mr. Stoddard answered, yes. Ms. Clark added, they were aware of this. This project will have an impact on the schools, phasing will help. Mr. Stoddard added, Ramapo Plan requires new developers to supply funds for the schools. This is in place in Ramapo. Ms. Clark added, they were not aware that this was for schools, but, will check it out. Mr. Jones added, he is not totally familiar with the Ramapo Plan, but, many Planning Boards negotiate with developers to set aside land to be used for school purposes. Law basically covers park lands. Mr. Lacy added, the map indicates a school site in this area.

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SEWER SYSTEM: Mr. MacDonald stated, project is located in the Town of Chester sewer district 6A. An analysis was done and system is capable of handling flow and pump system.

TAXES: Mr. Hochberg questioned how condominium concept would be taxed. Mr. MacDonald answered, about 60% of assessment.

DENSITY: Chairman Johanson asked if they calculated density by useable land. Ms. Clark answered, calculations are for entire parcel because un-useable land will be open space and used for recreation purposes.

Mr. Jones added, clustering is generally applied to townhouses.

MCGUIRE - SITE PLAN: Board is in receipt of a letter dated September 13, 1985 from Mr. Hicks re: McGuire on agenda for October 2, 1985 meeting, copy of application attached.

Mr. Hicks stated, this is a proposal for an additional building in Sugar Loaf on Roamers Alley behind the main building. We were referred to the Architectural Review Committee, they suggested revisions to our original plan, changing the style slightly. This has been done. Mr. Kannon felt building should conform more to the type of building located in front of it. The plans are now acceptable. Chairman Johanson asked for any further questions. None.

FINI/BROOKS - SUBDIVISION: Board is in receipt of a letter dated September 11, 1985 from Erickson & Schmitt re: Fini/Brooks. Copy of Con Edison easement enclosed. No excavation, mining, blasting or structure constructed within 100 feet of either side of the center line. Mr. Yanosh added, there are 4 easements on the parcel. Chairman Johanson stated, you are still waiting for a response from Con Edison. Mr. Yanosh answered, yes.

Board is in receipt of a letter from Orange County Planning Department dated September 20, 1985 giving Fini/Brooks approval. Board is in receipt of a letter from Orange County Department of Public Works dated September 25, 1985 with the following comments: 1. Poor sight distance for driveway. 2. Existing drives and culverts not shown on lot with house and barn. 3. Details for driveway of remaining lots not shown. Has consideration been given to possibility of future utility corridor being purchased. Withholding comment until Orange County Planning and utility company comments are received.

Mr. Salerno has a concern for the effects the power lines might have on people in this area. Plants do not survive under this type of power line.

Board is in receipt of a letter dated September 30, 1985 from Erickson & Schmitt granting an extension.

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Motion by Mr. Lacy that we grant an extension of time for consideration of this project subsequent to the public hearing. Extension to the regularly scheduled meeting of December 4, 1985 based upon the granting of same from the applicant, seconded by Mr. Palmer, all in favor. Vote 7-0.

CARDILE - SUBDIVISION: Mr. Yanosh stated, this is an eight lot subdivision on Pines Hill Road, parcel is 35 acres. Existing dwelling on lot #8, existing driveways between lots 8 and 5 to be used as a common driveway. The five acre lots are flag lots. To rearrange site distances for corner lots, percolation tests to be done, locate driveways. Chairman Johansson asked for any further comments. None.

SUGAR LOAF HEIGHTS, PHASE III & IV: Chairman Johanson stated, there was a public hearing in September, concerns at the public hearing were, several problems at the site, size of homes, adequate drainage, yields from wells on the $\frac{1}{2}$ acre lots and number of homes condensed around one area. At the last meeting Mr. Dillin stated, Orange County Health Department does a thorough study determining yields of wells, which is not the case. When 49 lots are involved the Orange County Health Department does not require a central water system until the 50th lot has been reached. The Orange County Health Dept. will check the flow and yield of the well in the area that was put in maybe 3 or 4 years ago to determine the adequacy of the water quantity for the balance of the lots. Our concern was 49 wells on $\frac{1}{2}$ acre lots potentially drawing from the same water table and that they are of close proximity to each other.

Mr. Dillin stated, there is one water table underneath entire parcel. With central water system lot sizes would be cut in half. Parcel is about 36 acres equaling about $\frac{3}{4}$ acre per well. We have been drilling wells on this parcel since 1973 with no bad wells. The water table has not dropped with the 15 wells already completed. Mr. Salerno feels their could be a problem, based on average consumption, we need 25 gallons a minute to be safe. Mr. Dillin added, we can do a test well on the aquifer. On existing wells we get anywhere from 6 to 20 gallons per minute.

Motion by Mr. Lacy that we grant preliminary approval to Sugar Loaf Heights, Phase III and IV subject to adequate yield of water from wells, specifically 25 gallons per minute, seconded by Mr. Hochberg, all in favor. Vote, 7-0.

KNEBEL - SUBDIVISION: Chairman Johanson stated, conditional preliminary approval was granted on July 9, 1985. Application and \$25.00 fee received. Problems were acreage did not add up, drainage study to be done and show driveways on "T." All conditions have been met.

FORMISANO - SUBDIVISION: Mr. Marshall stated, this is a 44.6 acre parcel on Laroe Road. We are proposing to put in a single family dwelling development consisting of 26 lots. Lots will average $1\frac{1}{2}$ acres.

Chairman Johanson stated, there was a site visit to this parcel with the following comments: 1. Was there a separate deed for the parcel across the street. Mr. Marshall stated, it was a separate tax lot. 2. The second section should

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be outlined for development when first section is presented. 3: A recommendation that some of the smaller lots be increased in size, specifically for the value of the \$200,000 home being located on a limited one acre piece. 4. A suggestion to leave access for a road to the adjacent parcel of L. L. & F. development for potential future tie in. 5. Topography. 6. Location of the houses. 7. Potential re-location of the entrance road to the parcel.

Mr. Meehan suggested making a formal offer of dedication on potential access.

Chairman Johanson asked when a detailed topography map would be ready. Mr. Marshall stated, by the next meeting. Chairman Johanson asked what the lot sizes were. Mr. Marshall answered, they are all over an acre, smallest is 44,000 square feet. Chairman Johanson suggested changing the driveways on lot #2. Mr. Marshall stated, he does not see any problem with that. Another suggestion was bringing lot #1 driveway off of road "A" instead of Kings Highway.

Chairman Johanson asked for any objections to a public hearing for November. None. Maps to indicate metes and bounds, topography, lot sizes and new road profile. Orange County Planning to be notified along with Department of Public Works.

RATTI-JEDZINIAK - OPEN AREA DEVELOPMENT: Mr. Farrell stated, we are submitting a formal application and are asking for a public hearing. There have been a few revisions from previous map. Now only one entrance off Bull Mill Road, instead of two, there are two new cul-de-sacs and lots were decreased to nine. Entrance on right-of-way off of Bull Mill Road. Road is 30 feet wide including the five foot shoulders. All property owners deeded to center of the roadway.

Chairman Johanson pointed out right-of-way is steep. 15% grade to be maintained. House locations to be put on map.

Mr. Farrell stated, he sent copies of the proposal in June to the Orange County Planning Department, Town of Chester Planning Board, Town of Blooming Grove Planning Board and Town of Monroe Planning Board, as it boarded on those towns and, as yet, I have received nothing. Mr. Jones stated, they reviewed this proposal in terms of concept. Chairman Johanson asked for any objections to a public hearing for November. None.

LAKE HILL FARMS, SECTION C: Mr. Dragon stated, we have DEC approval, but not Health Department, as yet.

Motion by Chairman Johanson that we grant preliminary approval, seconded by Mr. Lacy, all in favor. Vote, 7-0

BRANDES - SUBDIVISION: Mr. Dragon stated, this is a 2½ acre parcel on Bellvale Road near intersection of Lake Station Road. Would like to cut off a 30,000 square foot lot. We can meet all the bulk requirements. Preliminary percolation tests done,

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with good results. Lot to have septic and well. Zoning SR2.5. The driveway makes a "Z" so it is not too steep. Will do a location sketch, notify Orange County Planning and Department of Public Works.

Chairman Johanson asked for any objection to a public hearing for November. None.

MCGUIRE: To submit application and fee. Motion by Mr. Hochberg that we grant conditional site plan approval subject to receipt of application and fee, seconded by Mr. Lacy, all in favor. Vote, 7-0. (Application and fee \$50.00 received.)

FINI/BROOKS: Extension to December 4, 1985 meeting.

CARDILE: On agenda for November.

S.L. HEIGHTS: Preliminary approval.

KNEBEL: Submitted application and fee. Motion by Mr. Palmer that we grant final approval subject to offer of dedication and deed for the road, deed for the 25 foot strip on Lake Station Road, map and fees, fees meaning \$225.00 subdivision fee, seconded by Mr. Whaley, all in favor. Vote, 7-0.

FORMISANO: Public hearing

RATTI- JEDZINIAK: Public hearing.

LAKE HILL FARMS: Preliminary approval.

BRANDES: Public hearing.

Motion to adjourn by Mr. Whaley, seconded by Mr. Eberle, all in favor. 11:55.

Respectfully submitted,

Dawn Van Dorpe

Dawn Van Dorpe
Secretary

dvd

Checks received:

Knebel	\$ 25.00 app. fee
Formisano	25.00 app. fee
Laroe	100.00 sub. fee
	100.00 rec. fee
McGuire	50.00 app. fee
Jordan	100.00 sub. fee
Freytag	100.00 sub. fee
	100.00 rec. fee
Fridlich Homes	6297.60 inspection fee
(Lake Region	1530.00 rec. fee
Estates)	425.00 sub. fee