

TOWN OF CHESTER
DRAFT
PLANNING BOARD MINUTES
March 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: None

Also Present: Melissa Foote/Planning Board Secretary, Al Fusco/Town Engineer, Alexa Burchianti/Town Building Inspector, Kristen O'Donnell/Town Planner- Lanc N' Tully-Consultant, Ashley Torre / Attorney for TOC PB – Dave Donovan Recused himself - Palmer Concept Plan

Next Planning Board Meeting scheduled for April 5, 2023

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

Misc: Introducing Ashley Torre & Kristen O'Donnell, as well as Traffic Consultants.

Palmer Concept Subdivision Plan / Orange County Land Trust

Dave Getz: Introducing Project & Subdivision Map (sent 2/16/23)

Kyle Sanduski – OCLT

Will fillin with background, etc fo Open Space

OCLT in negotionas to purchase large tracks of land to purchase Open Space, sSubdivision to separate on Western side and new buildable lot on East Side.

Green Space to become NYS Parkland

Kyle: Work with park commision & NYS Parks to 300 acres, trail connect to goodepond Mtn. State has no interest in residential lots,ad reason for subdivision.

Soil Tests Done through Al's office

Wish for Public Hearing

Al: OCDOH: no response received, needto see erosion control.

Don Serotta: Mentioned small parking lot, sheet 4, existing paved rd. Old Laroe Rd., show4 parking spaces construction needed. Can be used for hikers.

Kyle: Good idea, for access.

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Palmer Concept Subdivision Plan / Orange County Land Trust (con't)

Board Coments:

LD good

DW good

JE: Good

MR: Lot # 2 questions

Kyle, not intended for a buildable lot. Our intention is to see this as a Public Access point.

MR: Is this lot going to be OCLT

Kyle: No, intend to sell to private owner

DS: The state doesn't want the damn.

JG: Good

JB: Good

Motion by: Larry for Public Hearing on April 5th @ 7pm

Second by: Jackie

AT&T / Airosmith – Poplar Drive – co-location

Project Type/Description: Co location on Cellular Tower

Poplar Drive

Marty McGee: Co-locator

Don Serotta: reminding the board about the last applicant for Kings Estates, you went straight to sect 64:09 to the Building Department

Al Fusco: Concerns about Structural Plans, he reviewed it, and it was satisfactory

DS: Have a right under federal law to locate to not build another pole/tower

Motion to send to Building Inspector for Building Permit by: Dot W

Second by: Jackie

All in favor: 7 Ayes

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WORK SESSION:

33 Elkay Drive:

Proposed 3,780 sq ft addition to rear existing building
3 Elkay Drive

Amadour: Describing project. Owner rents across the street for raw and finished materials for addition. No new employees, or increase in water usage. Only for Storage

Al Fusco: Review Letter, correct ta map info, erosion, parking calcs

Don Serotta: Mentioned Well

Amadour: Hasn't been decided if will be moved or remain in building

Al Fusco: commenting to Don's comment re Well can't be in the building, correct.

Don Serotta: Plans need to be updated, business seems successful. Doesn't seem that parking isn't identified in the plan. Identify True Parking. Based on what I saw when I drove by. Employee count.

JB: NC

JG: NC

MR: asking who is leasing, is this only for personal use.

Jay: Wants to use the storage for over flow.

JE: the rise in the wall, cant determine until we have final plans, a lot of cars that need to be justified.

DW: NC

LD: NC

DS: Show existing landscaping, etc. No objections from board we need updated plans.

Baroda (Don, Al, Dave to discuss w/ PE)

Proposed Subdivision / Single Family Residences
Black Meadow Road

DS: Describing project where have you been..Last public hearing was 5 years ago. Cluster was approved 8 years ago. We have new board members, expiration on Environmental, Wetlands, etc. We can't look at Cluster tonight bc the plans are outdated. The board needs to look at minutes, reports, etc from over 8 years ago. Mentioning Kristen O'Donnell. Everything needs to be brought up to date. What is the purpose of looking at outdated plans, we need to start from the beginning.

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P.E: Purpose is to start up the project again. Not asking for an approval.

DS: Expired reports, etc. Everything should have been brought up already.

Board Comments:

LD: Start from ground zero, (NOTES IN RECORD @ 7:25PM) Question the yield plan – don't believe that 29 lots are realisting

12 2- 1013 – 67% of lots and septic – refer to comment letter

P.E. Performed Soil Tests through Al's office

LD: lot 29 looks like a Flag Lot, doesn't fit into the environment around it. Development is contrary to our Comp Plan. Impact statements, FEAF, maybe DEC. Problem with water in that area of town, it would compound the water. DS mentioned Perc Tests aren't valid, done in July, driest time of the year. They should be done during the wet seasons, referring to perc tests that were done.

Septic – 50% expansion on leach field, if addition is needed you'll need larger septic tanks to accommodate expansion.

Curbs: - TOC doesn't like concrete. Granite are better. Look at Westchester.

Sidewalks – are they there along side of the roads, no detail was given

Trees – more detail w/ regards to curbing, no DOT specs (need to be added) Under drain, but no criteria if needed at time of installation & Catch Basins – Needs determination. Lots that are uphill drain below it (curtain drains).

No line of site for the roadways.

Road Entrances lacking culverts – not shown

Widen road on subdivision side for safety reasons

Drainage district established – 3/2018 – Fusco Review letter

PH

DW: project needs to come in new bc of the paperwork has expired.

JE: Need updated details

MR: Will make comments when everything has been updated.

JG: Same

JB: Are we locked into the Cluster Plan

DD: The passage of time isn't binding w/ expired plans, can't be deeming and valid by the board.

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KO: Referring to Review letter she submitted. Reviewed material that was submitted. Visual Analysis – Line of Site Diagrams. Needs more context to decide if there is or isn't any visual impact. Showing what impacts are including topography, and simulation. Need to nail down subdivision layout, and environmental impacts that have been updated.

JB: Visual Assessment of Knapps road.

PE: Who do we proceed

DS: you need to resubmit

DD: new Full EAF and other outdated submissions need to be resubmitted

Stating for comments to Public Comments that aren't addressed at a non Public Hearing

Davidson Drive Holdings, LLC

Proposed Warehouse

Lake Station Rd

Frank F: Creighton Manning /PE TC

Reviewing Traffic Plans

Rcvd PB consultant – Review Letter

Foil Request to State – Crash History 2017 – 2022, covid made us go further bc of less traffic, no fatalities, mentioned reported accidents, (2017 & 2018)

Turning Radei @ Lake station/Bellvale can be enlarged from turning (right turn is issue)
Need to confirm the ROW boundaries

Legal wide of road larger than the pavement

More truck traffic that has been documented, not a created situation but willing to address with engineering

If board is in a position to decide as a condition after we receive the ROW boundaries

Addressing Comment Letters

Site Distance

Not shown accurately

Striping

Signage – get on plan

Discussion of impact of Truck Traffic on 17/94 traffic and how that would be exasperated or not.

During Peak hours –2

Impact will be deminimous, McDonalds, 17 on West and Turn lane

Synchro files – computer generated will be made available to Collier, Crash evaluation

Brought up number of accidents and intersections.

Didn't have enough time to submit by deadline.

Working w/ County – resubmissions

Coming to town about widening limits for Bellvale

DS: Are accidents truck related.

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Frank: Foil requests for accidents you don't get a Vehicle type, MV104 would be needed for this.

Rich/TOC TC: Reviewing Comment letter and how PE addressed the issued.

Truck Turning analysis @ Bellvale & Lake Station Road. Rcvd Video of Truck Analysis sent by a resident. The proposal now would accommodate LS to Bellvale for a wide turn.

Site access intersection was reviewed, no modifications were made, won't be a lot of conflict (right turn w/out having to cross the double line).

Proposing to provide additional pavement width 150 ft toward east of bellvale and they are addressing the comments.

Concern about 17m & 94 – Additional traffic will be added but won't be all of their traffic and there will be no significant impact on that route.

Board Comments:

LD: Concerns w/ adding commercial traffic to a residential road – Bellvale & Paradise – Maybe 30ft for more shoulder. With not being more than 1 truck per hour. Kings Highway is backed up, traffic light.

Infrastructure – haven't heard enough to make me satisfied.

DW: Doing do diligence

JE Widening is a great start. Want to see growth but needs to be justified.

MR: Building & renderings are great. Echo w Larry – the road is small b/c its residential, evening widening it, does it make it a Town Issue. The Town would have to have it dedicated, and it would be a Town Issue.

JG: Addressed

JB: Width

DS: Tidy up docs

Mike Morgante: Would like to Note with increase of width of the road, we showed the shoulder, insufficient is for the shoulder that would need to be created. Showing required width, to allow trucks to get in and out. Road Widening in strategic (8:09PM)

In a position if the project is going to move forward we're on a deadline to cut trees, close to the finish line, the public has given great comments. Bat time & tree cutting. Burden of applicant, if there's a way for the board to consider this, possibly, Neg Dec drafte – have to hold on property for 6 months.

DD: Indiana Bat Issue- Time line – Before approval has been granted permission can be granted to cut trees to a certain level. I can't recommend to the board It's a board determination or a safe guard you can put in. You close out SEQRA before committing and wouldn't recommend to the Board.

MM: Since we've heard from both TC we feel that its good.

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Kristen O'Donnell: SEQRA is usually completed before allowing tree cutting.

DS: 8:14pm Both properties have been sold multiple times, mentioned Pomegranate. Mike approached Pomegranate.

DD: Everyone would agree to go out the other way. Could we get some sort of documentary evidence based on conversations. And include the planning board, try to demonstrate to the board so that the board can do their due diligence.

MM; Will try to provide you with something in writing.

KO: Review letter

Board Comments:

JB: Road should be widened the whole way.

JG: No comment

MR: No Comment

JE: No Comment

DW: No Comment

LD: Signage and detail for sound of J brake. Lighting & Shielding, and different types. Exit 127, DOT considering shutting that down, this could change the study to reflect this. Unsure about this but this should be considered.

Shifts: Only 1 shift

Frank: Shifts – 8am – 6pm 45 employees

LD: Will there only be one shift and if they're going to add one more shift will they come back to the PB – looking forward.

DD: Can impose as a condition?

DS: Should be noted on the plan.

Frank: Interchange – Pell Study – in it's infancy, 127 would be closed but 128 would be a clover leaf on 128. Unsure how many lanes are going to be put in.

DS: Update plans

MM: Need to see when we'e getting the survey (March 22, 2023)

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Trade-Trans Corp.

Proposed Warehouse addition to existing commercial site
173 Black Meadow Road

John Fuller
Last before in January

Describing Project

U Shaped

Comments from Al's review letter and resubmitted to address

Al Fusco: Reviewing Comment Letter - will give comments separately.

John Fuller: Prepared to answer questions, going over Lighting Plan RAV – Lighting company used, works with municipalities

Board Comments:

LD: Didn't address lights on Side of Building, replace with conforming lights – Lighting Plan Shielding needed

DW: No Comment

JE: No Comment

No other comments

Landscaping Plan

Ds: Would like to be added to PH April 5th

Motion by Justin

Second by John Gifford

Motion to close at 8:38 by: LD

Second by: JG

Respectfully submitted,

Melissa Foote
Planning Board Secretary