

**TOWN OF CHESTER
PLANNING BOARD MINUTES
March 6, 2024**

Meeting called to order: 7:05pm

Members present: Chairman Serotta, Mark Roberson, Justin Brigandi, Jon Gifford, Dot Wierzbicki

Members Absent: Jackie Elfers

Also Present: David Donovan/Planning Board Counsel, Melissa Foote/ Planning Board Secretary, John Queenan/Planning Board Engineer

Next meeting of the Planning Board is scheduled for April 3, 2023 at 7:00pm

Board updates: Chairman Serotta mentioned the Moratorium that would be decided by the March 13th Town Board Meeting.

ARB Application - Sign

Applicant: Laura Bonet / Whimsy & Willow

Project Location: 62 Wood Road, Unit D3 &D4

Zone: LBSL

CHAIRMAN SEROTTA: Introducing Applicant

LAURA BONET: 3D Black Acrylic Lettering – replacement of sign.

CHAIRMAN SEROTTA: 62 Wood, asking about color showing sign

JUSTIN BRIGANDI: Good with Sign

Motion to approve the sign by JUSTIN BRIGANDI

Second by MARK ROBERSON

ARB Application - Sign

Applicant: Florence Zaitoun / Jimmy'Z Jewelry

Project Location: 62 Wood Road

Zone: LBSL

FLORENCE ZAITOUN: Introducing business, 3 signs, current to change the sign that says sugar loaf sign, unsure if wood or PVC, just changing what's inserted. Second sign on top of window, Third Sign at the right of Kings Highway.

CHAIRMAN SEROTTA: You'll need to talk with the Building Dept regarding 3 signs.

Motion to approve the signs by DOT WIERZBICKI

Second by MARK ROBERSON

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1351 Kings Highway – Sapanaro

Proposed Amended Site Plan – Requesting use to allow for business/office space of approximately 1,000ft in basement level of existing 2 family residential dwelling. – *Revised Parking Site Plan*

Applicant: Jeffrey Sapanaro

Project Location: 1351 Kings Highway, Sugar Loaf

SBL: 13-3-31

Zone: LBSL

Engineer: Kirk Rother

CHAIRMAN SEROTTA: This application is just here for the Parking Piece.

KIRK ROTHER: Two family home in front of the Lycian. Tried to shoe horn in the parking. Original approval wasn't allowed -pointed out about the pavement and not use it as parking. Office is now smaller. Spots 6,7,8 not in the Right Of Way. Proposing to leave pavement in the 25 ft buffer.

CHAIRMAN SEROTTA: Referring to John Queenan, are you ok with this?

JOHN QUEENAN: Yes, this is standard.

KIRK ROTHER: 4 extra spots

CHAIRMAN SEROTTA: Parking needs to be looked at in the future. This board isn't endorsing leaving, removing the asphalt. We don't have that authority. That would be with the Building Dept.

BOARD COMMENTS

DOT WIERZBICKI: Doesn't have issue, just wants to make sure they are compliant.

CHAIRMAN SEROTTA: Mentioned that this can't be a 3 fam house. Restriction should be added that this isn't a living space, by the Code Enforcement Officer.

MARK ROBERSON: Is there Plumbing. Well Head – restrictions?

JOHN QUEENAN: No restrictions

JUSTIN BRIGANDI: Do you need the 2 spots in the street?

KIRK ROTHER: We need it based on the parking calculations, based on the code.

DAVE DONOVAN: If board approves, Neg Dec, Public Hearing doesn't need to be done, because it's an amended plan.

Board is in agreement for no Public Hearing

CHAIRMAN SEROTTA: Can we waive the Public Hearing?

DAVE DONOVAN: Yes

**Motion to Waive the Public Hearing, and Negative Declaration and approve the amended Site plan for parking and office space by DOT WIERZBICKI
Second by JUSTIN BRIGANDI**

VA Lake Station Holding LLC

Proposed Site Plan of a 102,750 SF light industrial use building situated on 17.56 acres

Applicant: VA lake Station Holding LLC

Project Location: Lake Station Road

SBL: 17-1-21

Zone: IP

Engineer: Arden Consulting Engineers PLLC / Michael Morgante, P.E.

Reviewing Plan

MIKE MORGANTE: Reviewing the plan, not too far away from Paradise Lane, Bellvale, Davidson

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Drive will be on the right side. Wooded area.
Environmental Sensitive Issues – Addressed
DEC / Environmental was done
Site Plan Sheet
Access off of Lake Station – back loading dock
Bulk Req – Zoning Met – Mentioned JQ’s meeting w/ employee count. No idea regarding Employee count.

Reviewing Site Plan

Sheet 4 – Grading
Drainage / Runoff
SWPP
Well & Septic – Prelim Perc tests done 30-35 minutes

Conceptual in nature and will take in **JOHN QUEENAN’S** comments – make adjustments

JOHN QUEENAN: Plan – overview / conceptual

Reviewing Engineering Review Letter

IP Zoning, Bulk Requirements were met

#2 – revised for consistency

#3 – parking is guestimate, site is very tight, **MIKE MORGANTE** will get back with applicant, language will need to be added- end user

#4 – Update narrative §98-18 to say it’s conforming in the plan or narrative to be added to final resolution

#5 – not reflected on the plan – detailed full traffic study

MIKE MORGANTE: Trucks exiting onto left and will revise plans.

JOHN QUEENAN: Traffic study needed, close to residential.

Bullet Points of needs for proposed project

Wetland Delineation – add to sheet 1

§98-13 trees need to be located on the map/plan.

Buffering – Stormwater Management

#12- Two means of access by NYS

Building heights pretty high. 60 +

Noise Analysis

Building Access on the south side

outdoor storage should be noted if occurring

Dock Spaces – look shorter & Slope

Snow Storage

Long Form EAF

Clean Up is needed

DAVE DONOVAN: Type 1 Action, Moratorium pending, if adopted you may not be back.

MIKE MORGANTE: We’ll wait to see... Just wanted some feedback and get an engineer review for issues.

CHAIRMAN SEROTTA: Davidson Drive Warehouse seems further back than this Proposed project and landscaping is critical. Storm water pond, looks like some big cuts. This will be submitted to John Reilly. How are you going to shield this, landscaping, pulling out? Mentioned Karen Arent and Natural Buffers. Color of the buildings.

MIKE MORGANTE: Traffic Study will be the same. Worked with Pomegranate to get another access.

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BOARD COMMENTS:

MARK ROBERSON Traffic, scope of it, tractor trailer. Wondering if there is a way to connect to Pomegranate w/ Davidson.

JUSTIN BRIGANDI: Not a fan of it

CHAIRMAN SEROTTA: As **DAVE DONOVAN** said there may be a chance the moratorium will pass and the Board won't be able to see this applicant until this is lifted.

Applicant will wait to see what happens after the Town Board Meeting regarding the moratorium.

Oak Woods Subdivision

Proposed 6 Lot Cluster Subdivision with each lot containing water and septic

Applicant: Oak Woods Subdivision LLC

Project Location: Directly south of the intersection Camp Monroe Road and Pickerel Road on the southerly side of Camp Monroe Road

SBL: 15-1-27.41

Zone: AR3

Engineer: MNTM Engineering & Lan Surveying, P.C. (C/O Lawrence Marshall)

ALEC VLAD & RYAN SMITHEM - MNTM Engineering & Lan Surveying, P.C.

ALEC VLAD: Describing project, etc.

First started 2/5/2020

Yield Plan w/7 lots, soil perc, enviro
11/2020

12/2020- approved cluster

2021 – SHPO – No Impact

GML – 2022 – Response

PUBLIC HEARING was 2/2022

Town Board – Conservation

RYAN SMITHEM: Tech Details

Consistent w/ prior subdivision, proposed trail connection moved to westerly side. Rather than running through 3 & 4 – and Wetland.

Some lots have been reapportioned

Reoriented driveways of 3 & 4 – Grading

Received Engineer comments

JOHN QUEENAN: Good presentation

Would like to look at the Yield Plan

Description of easement and who would own and maintain the trail

OCDH, Army Corps

OCDP

Conceptual – more engineering work

CHAIRMAN SEROTTA: Trails – Appalachian Trail – Highlands Trail – Would like it tied. This is much better than before.

RYAN SMITHEM: Lot 1 is in favor of an easement.

CHAIRMAN SEROTTA: Are you representing Monroe.

RYAN SMITHEM: Yes

CHAIRMAN SEROTTA: Would Monroe work with Chester?

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RYAN SMITHEM: Yes

CHAIRMAN SEROTTA: Signage can be worked out. Hikers need to know to not walk on property.
Town of Chester – Wants the 13 acres in the back.

BOARD COMMENTS:

DAVE DONOVAN: Moratorium will likely be passed. No action can be taken tonight.

RYAN SMITHEM: There were some Projects that were Exempted.

CHAIRMAN SEROTTA: All had Prior Approval

DAVE DONOVAN: The Town Board would have to do the exemption, not the Planning Board.

RYAN SMITHEM: If the moratorium does end what is your recommendation.

CHAIRMAN SEROTTA: There should be stakes for the properties. Heavy cuts, site distance (lots 5 & 6) Maybe check the stakes. Shared Driveways - If we could cutdown and share a driveway.

JOHN QUEENAN: Lot 3, share it or move the driveway.

CHAIRMAN SEROTTA: Don't want 200 trees taken down. Wetland drops down. Pipe dumping water into their house. Never got done. Reilly & Laspina have seen this.

JOHN QUEENAN: Drainage Analysis needed

DAVE DONOVAN: Shared driveways could be a problem. Planning Board would want 1 driveway. Planning Board requires wetland signs onto the Wetlands. No dumping, no disturbance.

JUSTIN BRIGANDI: Shared Driveways, - do it with lot 2 and avoid the wetlands.

JOHN QUEENAN: More than 2 lots is problematic.

JUSTIN BRIGANDI: Rain Gardens, elevation change – to help slow the water.

RYAN SMITHEM: Given that lots 3 is 4.7 & lot 4 is 4.2 would the board be opposed to potentially adding more area to give to lots 3 & 4. Town would still be left with 10-acre conservation.

DAVE DONOVAN: difficult to evaluate without a map and the TB's feedback/evaluation.

JOHN QUEENAN: Agreed. A piece would be restricted?

ALEC VLAD: Restricted area would encompass. Deed restriction or conservation easement

JOHN QUEENAN: It would be privately owned.

CHAIRMAN SEROTTA: We have to be careful. Mentioned Speranza Court / strong language is needed.

JOHN GIFFORD: What's the incentive?

CHAIRMAN SEROTTA: Wouldn't have to go to the OCDH

ALEC VLAD: Signage would be added.

CHAIRMAN SEROTTA: First choice to go to Town Board, regardless of acreage they will make the decision.

Misc

April 3rd Next Meeting

Primo Sports has to come back to us for an amended site plan – changes. Building was made a little bigger.

Dirt Dumping, Dirt taking out & Fill, tree cutting, fees, and any other topics for discussion.

Meeting adjourned at @ 8:33pm