

**TOWN OF CHESTER
DRAFT
PLANNING BOARD MINUTES
NOVEMBER 2, 2022**

Meeting called to order: 7:05pm

Members Present: Chairman Serotta, Justin Brigandi, Larry Dysinger, Dot Wierzbicki, John Gifford

Members Absent: Mark Roberson

Also Present: Melissa Foote/Planning Board Secretary, Todd M./Fusco Engineering -Town Engineer

Next meeting of the Planning Board is scheduled for November 16, 2022

Chairman Serotta: on Drive Discussion- Do we have a public hearing, or presentation. To determine at the end of the meeting.

Trade Trans is scheduled for the December 7th Meeting.

145 Kings Highway / Public Hearing

David Donovan, Planning Board Attorney recused himself / Ashley. Torre is in his place

Discussing Project and showing Site plans
Showing update Plan

James Dillin – previously approved lot, 2 sub lot division 2. 8 acre, own septic and private draft.

Chairman Serotta – Prior SEQRA & Environmental studies done so not needed for this application (include SHPPPO)

Board Comments

Larry Dysinger:- Perc Test done? Why wasn't this done the first time.

Dot Wierzbicki: Concerns with the disturbance area.

Al Fusco Comments Read

Todd M of Al Fusco's Office: Related to previously applied coverage. Would a SWWPP need to be done bc of the new subdivision, and we need to make sure that the new lot and new subdivision would it bother the 5 acres lot. At next meeting we need an answer

Chairman Serotta: You need to show the whole subdivision and the whole disturbance level on the new and original, is it greater than 5 acres. entire project.

Todd M: Disturbance was the main issue.

Motion to Open Public Hearing by: Larry Dysinger

Second by: Justin Brigandi

Comment #1

Bellvale Road – Happy recognizing Indian native American, concerns with road, to stone prayer feature -

David Johnson and Chris Palmer walking to find native artifacts but there are other features that need to be addressed. Need a 3rd party. Concerned with not having access to the native website. Neolithic signs. Issue with a1b1 (?)

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Chairman Serotta: It's been studied. Clifton Patrick, addressed your email. It's been studied, SHPPO, agreements to the state, nothing will go by the line. We need to make sure that we have no damage to the historical value, above the line. Base our decisions on the state of ny.

Comment #2

Tracy Schuh – Concerns with tree lines, wetland

Positive, nice – Houses are shielded, new trees look great. Concerns with cleaning the tree line going to remove. Are any new trees planted, interconnectivity. Previous project was a state lot which meant large extensive homes.

Segmentation concerns with Lot 7 - and subdivided later

Lighting – residential nature & use.

Concerned about habitats, pesticides, concerns with town codes about disturbance. Habitat studies – concern with minutes not being addressed. Bog Turtles. Wants to send to DEC bc of time

Archaeological Report – Did not do test for the driveway, lower part

Septics –Soil conditions- concerned with after the development of project.

Concerned with time line, is it still open

Chairman Serotta: Calendar Days

Comment #3:

Jay Forsini / Sugar Loaf Drive – concerned with other lots not being divided.

Comment #4:

Alicia F – Business on White Oak Drive, wrote a letter with initial development. Concerns with Wetlands.

Motion to close public hearing and leave only open for written comment only for 10 days by: John Gifford

Second by: Justin Brigandi

Written comments open for 10 days

Secretary to reach out to James Dillin.

ARB Application

Angel Hair, Sugar Loaf

Chairman Serotta: Discussing project, it's always been a retail shop. Waive her in bc existing bldg., color, sign

Terry: Just a studio

Chairman Serotta: Only painting the front, showing the sign, allowable use.

Board Comments:

Chairman Serotta Legal Aspects. Parking is plentiful, there is also a municipal site across the street.

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Terri paid fee to the Broker on to the owners, Corcoran, they were told the “shed” doesn’t exist on the site plan which shows it’s not existent.

After speaking with the attorney. It’s in violation and they would need to go back to planning board.

David Donovan: You had an approved site plan. They need to comeback in to get re approved.

Chairman Serotta Put a Violation for Site Plan and any changes will have to come back to the board for further review.

Motion to give ARB Approval for Angel Hair by: John Gifford

Second by: Dot Wierzbicki

Ed Mullins / Work Session - Lot Line Change Discussion

Has a large farm on Kings Hwy and a house on 6.8 acres and would like to do a lot line change.

Chairman Serotta: A new survey was issued a few months ago. This has to be filed with the County.

Ed Mullins: Does the whole farm need to be surveyed?

David Donovan: That’s up to the Planning Board, reach out to the Surveyor, who did the filing on the maps?

Chairman Serotta: It’s up to the county and what they accept? Simple process

Lacosta / Work Session -Temporary Work Trailer

Peppino Lacosta: Describing project. Would like to have a Work Trailer behind the house. There are 9.3 acres.

Chairman Serotta: Referring to Code 98.31. It must be know that this isn’t livable. You could have a permit issued but it would only be for 1yr, unless you renew.

David Donovan: Draft/ written agreement can be issue saying that.

Motion to approve temporary trailer by: John Gifford

Second by: Justin Brigandi

Ridge Road Equities:

Neg Dec & Final Additional Approval

Motion to approve Negative Declaration by: Larry Dysinger

Second by: Jackie Elfers

David Donovan: Referring to fees and conditions. Will also need letter from Fusco that all comments have been addressed.

Motion to approve Resolution of Approval for Final Subdivision for Ridge Road

Equities by: Larry Dysinger

Second by: Jackie Elfers

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193 BMD

Neg Dec Received

Motion to approve Negative Declaration by: John Gifford

Second by: Justin Brigandi

ARX Wireless

Chairman Serotta: Running Through Discussion of 100 ft vs 150ft – Height Justification Generator, and Noise Levels.

Justin Brigandi & Chairman Serotta: Agree that the residents concerns are important.

Chairman Serotta: Color and distance can help with ascetics.

Going over pics – pine island tree/summer scape to view.

Showed Nancy Lane – older tower

Appalachian Trail

Kristen O'Donnell: Referred to review, pro's & con's.

Stark contrast, notice more – not what Board wants

Focus in on from Poplar Drive, feels lighter color will maybe blend in more.

Fencing – Lacked detail – height, color, slats – haven't receive anything possible conditional resolution,

What is the difference of chain link vs. vinyl. Maintenance an issue.

Lighting – Need Details, security, detail, flood cast.

Board Comments:

Chairman Serotta Going over Karen's pics for fencing. How strong? Karen felt the vinyl would get Going over the Slats. Does it require an air flow.

Paul / Attorney for ARX Wireless – AT&T: Barb wire on top 6ft. 1 foot barb wire that comes in. Possible 8 ft either green or black to disguise it. Monopine, is wider.

Chairman Serotta: Chain link w/ Barb is more secure, green or black, slats, and they should be maintained and have applicant be responsible

Dot Wierzbicki: Black, Chain Link

Jackie Elfers: Black, and maintenance

John Gifford: Blac, chain link

Justin Brigandi: Black, chain link, maintenance

Pole Type – Monopole or Monopine

Justin Brigandi: Monopine.

John Gifford: Indifferent.

Chairman Serotta: Monopine

Jackie Elfers: Monopole, but color is important.

Dot Wierzbicki: Monopole, Monopine sticks out.

Larry Dysinger: Monopole, galvanized grey color, comparisons to phone towers, monopole - Is pole painted or is it galvanized?

Justin Brigandi: Can neighbors pick the type of pole and/or colors?

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David Donovan: You listen to comments, all points of view and then decide.

Chairman Serotta: So it's going to be a Monopole with a Black Chain Link Fence – 8 Plus Barb Wired- Black Slats, nice thick plastic.

Paul / Attorney ARX Wireless: Will get Board a sample

Color of Monopole:

Kristen O'Donnell: Maybe a lighter Grey

Chairman Serotta: Color Swatches

Paul / Attorney ARX Wireless: Grey will blend in with the horizon.

Chairman Serotta: Conditional approval on Color, Black Fence and correct renderings on plans.

Larry Dysinger: Has issues with decommissioning plans.

Paul / Attorney ARX Wireless: We work with the Town on the that.

Hamling / 12 Silvertail Road

Chairman Serotta: Briefing board on project.

Board Comments:

Per Al Fusco: New Perc test needs to be scheduled – David Getz agreed

Chairman Serotta: Referring to 239, feels addressed the issue.

David Donovan: What is the extent of the disturbance

David Getz: It's 76,00 SF

Chairman Serotta: Where are you getting the dirt from?

David Getz: Pete Kimichiek.

Chairman Serotta: Need to know where you're getting it from, certified, clean etc. How many yards?

David Getz: 1500 Yards.

Chairman Serotta: At the November 16th meeting we could grant you Conditional Approval. If possible, dirt report & perc test needs to be done.

Chuster Noodle

Joe Pfau: 2.6 parcel at end of Elkay drive, 36,000 sf bldg., packaging and storing of dry goods.,

Chairman Serotta: So there's no manufacturing. We're going to need Storm Water Facilities.

Fusco Reviews – Reports forthcoming.

Chairman Serotta: Parking – Shadow Parking – Is that enough?

Joe Pfau: Yes, applicant wanted to show in the future that parking was to be constructed, site plan would have to be amended and made with the board.

Chairman Serotta: Types of Trucks

Joe Pfau: Box, maybe tractor trailer, 55ft in length for spaces.

Chairman Serotta: Need a rendering of the building with color. Where is the dirt going. Need to meeting with John Reilly, Road Bond needed for a stabilized entrance.

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Board Comments:

Larry Dysinger: Based on the design, no issue with Tractor Trailers, noodles. No issues.

Dot Wierzbick: What are the hours of operations?

Joe Pfau: They are on the plans, M-F6 – 10 (see site plan)

Chairman Serotta: We need to see landscaping & lighting

Joe Pfau: Yes, we'll have that.

Chairman Serotta: Going over Al Fusco's Review Letter

Joe Pfau: Sprinkler system to discuss with AF & design would be more of an architectural plan.

Joe Pfau asked questions about Public Hearing. David Donovan mentioned the date will happen after we have the proper plans on paper.

Other Business:

Davidson Drive – Public Hearing – set date

Motion to schedule Public Hearing for Davidson Drive for December 7th, 2022 by:

John Gifford

Second by: Justin Brigandi

Meeting adjourned at 9:35pm

Respectfully submitted,

Melissa Foote
Planning Board Secretary