

TOWN OF CHESTER
PLANNING BOARD MINUTES
April 7, 2021

ZOOM Meeting called to order: 7:03 pm

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

Also present: Dave Donovan-Attorney, Julie Tiller- Secretary, Alexa Burchianti-Building Inspector and Al Fusco-Engineer

Absent: Jackie Elfers

Meeting minutes from December 2, 2020 and January 6, 2021 were adopted

Chairman Serotta: Hello everyone, I'd like to announce we have our two new board members with us tonight; Justin Brigandi & Jon Gifford so we welcome you both. First on the agenda tonight we have a work session for **iCan Storage on Kings Hwy** for a proposed self-storage facility. Judy Klein is with us tonight to tell us what she would like to do so I'll turn it over to you now.

Judy Klein: Thank you, we are in the portable storage business for about 5 years now and are looking for a home. We would like to move away from the traditional brick and mortar construction but rather using the steel self-containers to build a facility row by row. It's a little untraditional in that we would be building a row at a time and that gives us the ability to expand slowly and within parameters and that would be our vision for the first round of this. It would require some site work on the 2.2 acre parcel on Kings Hwy and what we would ultimately hopefully like to do is an enclosure for a more temperature controlled facility. The differences are several, and really depend on what our contusive plan is; we are not looking to have a lot of traffic going in and out, it's not that kind of a facility, it would be a more long term storage facility. One of the advantages of the consumer is we actually drop a unit at their site and then we transport that piece to our facility and that's where it would stay, so it doesn't create a lot of traffic or noise. I did include a couple of photos when we submitted our application so you could see how it would look and if you bring them up I can talk about it more.

Chairman Serotta: Sure, I'll bring them up now so we can all see

Judy Klein: The second photo shows how you build, using the containers, to create a row of storage spaces

Chairman Serotta: You're in the correct district for storage and it's an allowable use but the only thing is it's a use that requires site plan approval. You will need to file a site plan application for more information. I assume you will need an access road off Kings Hwy and need a county permit from OCDP and also an OCDPW permit for the driveway. Those are all the things you would need to do and also meet all the side and front yard setbacks. You would have to go through all the proper channels just as everyone else does so we really can't move forward until we get all that information. This board and the Town of Chester welcome businesses coming into the town and we try to

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work with the applicants as much as possible. You don't seem to be a polluting applicant, there's no noise factor but you would be under a certain lighting code so you would have to obey certain rules and codes for that. In my opinion it doesn't seem like a bad use for that spot but I'd like to poll the board and hear their comments.

Dot Wierzbicki: I think it would be okay. Do you have any idea how many units there will be?

Judy Klein: It all depends how the land lays out and the site work that's needed

Mark Roberson: You mentioned these are types of building blocks to create a structure, so how many of those will be structure use as opposed to storage use?

Judy Klein: It would be all storage units and they all have a potential of being moved. Maybe 10 or 15 in a row and we don't stack them

Mark Roberson: So these will always be mobile?

Judy Klein: In the future we would like to build a structure to house them. We don't stack them; currently we have space in Congers at a separate facility and we keep the containers inside and outside.

Jon Gifford: I've seen other places that do this and it's more like having a parking area for the boxes.

Justin Brigandi: I like the idea and I like the use, I'd be curious on the site plan where the driveway will be coming out because it's a bit of a blind spot on that hill.

Chairman Serotta: Yes that's going to have to be looked at; the county will want to know site distance and speed limit

Dot Wierzbicki: I have another question, are there multiple sizes of the containers?

Judy Klein: There are 16 feet long ones and 19.5 feet long one but the width are all the same

Larry Dysinger: I'd look into the concept, that's a sloped site so I would have to see how that will work and the site will have to show all that

Alexa- Bldg Inspector: It is an IP zone , I agree with Larry about the steep slope so engineering is going to be something to see but it's a good use and I don't have a problem as long as it's according to site plan

Al Fusco: It does meet zoning and will need full site plan, possible fencing, may need SWPPP and they will need a professional architect to present this. I'm happy to hear there will be no stacking. It's unique service and good concept but will definitely need site plan

Dave Donovan: In addition to site plan requirements in section 98-3 in the code there are specific requirements that apply to self-storage facilities and those are called out in section 98-29 subdivision R of the code so your design professional should pay attention or familiarize yourself and I would suggest specifically section 98-29 R because those are specific requirements for self-storage facilities.

Chairman Serotta: What about color wise? What color will they be?

Judy Klein: They are white with purple graphics

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Chairman Serotta: I think the use is good for the town and won't cause any pollutants but you need an engineered site plan and we will definitely entertain this use.

Larry Dysinger: I have one more comment in the design aspect, since they are containers you might want to include landscape to hide them a little so it's not an eyesore as soon as you enter the town

Chairman Serotta: Okay yes that's something we can discuss, so when you're ready just get with Julie to get added to the agenda

Next we have **POMEGRANATE SOLUTIONS** and Chris is here from Lanc & Tully, so Chris you can take over as host and give us your presentation.

Chris-Lanc&Tully: Good evening everyone, we were previously in front of the board last month and we don't have too many changes on the site plan since then. We addressed some of Al's comments from his letter; we added more detail to the septic and one of the more important things is we completed the SWPPP and sent to Al's office. The county planning had a response for the GML 239 that came in this week, they were pretty standard comments that we will address. To recap where we left off at the last meeting, I think the biggest open item would be whether the town wants the road to remain private or be dedicated to the town and I was hoping we could get some clarification on that tonight.

Chairman Serotta: We pulled the archived approved subdivision from back on 12/20/90 under Sugar Loaf Industrial Park and also Lake Station Industrial Park from 11/15/89 was approved as well. Dave Donovan and I spoke about this and we went to the highway department to confirm and Davidson Drive is a private road officially.

Dave Donovan: One of the issues was if this would require a 288 variance and it does not, Town of Chester lists this as a private road.

Chairman Serotta: So Chris based on what Dave and I see, it will be a private road and will remain that way

Chris-Lanc&Tully: That's great for me and we will definitely maintain that road. The main thing was the SWPPP, and that was all Al was looking for and we got that to him this afternoon

Al Fusco: I don't need to review it before public hearing but I want it to go to county planning and needs 239

Chairman Serotta: This was sent for the 239 referral back on November 20th and we just got the response back on April 6th. They have not asked for the SWPPP so we're not going back to them at this point and time.

Dave Donovan: The law is we cannot act until 30 days but we have to pay attention to the comments when the report is received.

Al Fusco: The County did recommend a bio retention area and plantings and things of that nature so we should beef that up a bit. Other than that I have no problem with moving forward to public hearing. My last comments were the SWPPP, the joint soils inspection for the septic, ownership of the road which we did already, board review of

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the landscaping, note to clean to existing catch basins, asphalt details for parking lot, curbs have to have a 6" reveal, board to review architectural renderings and color chart and just the bonds and escrow for the public improvements.

Chris-Lanc&Tully: I don't have a problem with any of Al's comments and my applicants have no problem with improving the road.

Larry Dysinger: I have a couple of comments; the color should be a medium green to blend in with the environment and have a satin finish to reduce glare. On the lighting plan, your bollard light does not comply with the new lighting ordinance. You have lights identified on the northeast and northwest corners of the building and I'm not sure why those would be required when you have the driveway all lit up so I don't why it has to be lit up so much at night. I would recommend for the wall mounted lights to be on an arm and be low wattage so it's not so bright.

Chris-Lanc&Tully: I did look at the new lighting ordinance and realized we need to make some changes so I'll look at that

Chairman Serotta: Alright so now let's poll the board for any comments or questions

Mark Roberson: I'm good

Dot Wierzbicki: No comment

Jon Gifford: No comment at this time

Justin Brigandi: Looks good to me

Alexa- Bldg Inspector: I agree with Larry, with the new lighting ordinance in place I think the minimal lighting would be best. I've already been getting a lot of calls about the lighting on the commercial buildings. Maybe motion lights in the evening would be ideal but that's just a suggestion and not a requirement

Chairman Serotta: Let's look at the building renderings now

Chris-Lanc&Tully: The color would need to be changed, maybe to the green that Larry wanted

Dot Wierzbicki: I like the building the way it is. The light gray is very nice

Chairman Serotta: Okay so I feel we're ready to schedule a public hearing for May 5th Can I get a motion to schedule it?

Mark Roberson: I'll make a motion

Larry Dysinger: I'll 2nd

All in Favor: Yes

Chairman Serotta: Okay so public hearing has been scheduled for May 5th, Chris you can get in touch with Julie and she'll get you all the information you need.

Next for tonight we have **DAVIDSON DRIVE HOLDINGS, LLC** and Mike Morgante is here to present the information so I'll turn it over to you now

Mike Morgante: Hello everyone, one thing we took a look at is the building use will be light industrial use causing a reduced parking and gave us more flexibility. The general concept shown here will remain the same so there are not many changes to talk about

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tonight except slight move of the building. I'd like to hear any comments from the board on the plans.

Al Fusco: Most of my comments were pertaining to the road but that's done now. There is a 9% grade in the roadway which I think should be looked at and that's pretty much all I have

Chairman Serotta: What about fire access? Alexa are we okay the way the building is for fire access?

Alexa- Bldg Inspector: I can't really see it very well on the plan so I'm going to have to do a site visit

Mike Morgante: We have access for trucks on the side and a 26 foot wide road in the front that a fire truck can access; it's most likely going to have a sprinkler system

Alexa- Bldg Inspector: I need to know about materials; combustible or non-combustible

Chairman Serotta: You're still working through all the DEC issues, correct?

Mike Morgante: Yes, we dealt with the site plan and we're going to get Mike to walk the site and set up flags

Chairman Serotta: Did you look at the mapper about potential for bats or bog turtles?

Mike Morgante: We have the habitat study done and if this planning board is comfortable with declaring lead agency tonight then I can get the submittals to the DEC

Chairman Serotta: Okay we'll address that but first what about the traffic study?

Mike Morgante: Yes, I'll move that along for the study

Chairman Serotta: Alright let's address the lead agency, Dave can you help us?

Dave Donovan: Yes Mr. Chairman, this is a Type I action under SEQRA so you could declare your intent to be lead agency and then circulate to all other agencies. It allows them to be advised of the existence of this project, with SEQRA regulation we provide all the submissions for circulation so Mike please send those all to me. So at this time we would need a motion to declare intent to be lead agency.

Larry Dysinger: I'll make a motion to declare intent to be lead agency

Dot Wierzbicki: I'll 2nd

All in Favor: Yes

Chairman Serotta: Okay so Mike you get Dave the list for circulation. We will need a rendering and also a lighting plan which will be important because you have residents right across the street. Do any of the board members have any comments or questions?

Mark Roberson: Is it possible for Mike & Chris to work with their clients to have Davidson Drive go out to Bellvale?

Chairman Serotta: Dave, legally can the owners of Pomegranate & Davidson Drive make this agreement?

Dave Donovan: Sure, it happens all the time between business owners

Chairman Serotta: Pomegranate already had the road in so it just needs to be brought back to standards because it was vandalized. Alright, so Mike you can come back on the

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5th of May if you're ready and Chris you're scheduled for public hearing so don't waste time on getting your mailings out. If's there's nothing else for tonight then that's everything, thank you to everyone.

Meeting adjourned at 8:08 pm

Respectfully submitted,

Julie Tiller
Planning Board Secretary