

TOWN OF CHESTER
PLANNING BOARD MINUTES
June 3, 2015

Members present: Don Serotta, Chairman, Steve Denes, Ernie Damiani, Carl D'Antonio, Robert Conklin and Frank Gilbert.

Also present were Dave Donovan, Attorney, Al Fusco, Engineer and Tanya McPhee, Secretary.

A motion to adopt the minutes from the May 6, 2015 meeting was made by Frank Gilbert and seconded by Ernie Damiani. The minutes were adopted.

Chairman Serotta stated to the audience the new Town of Chester website had gone live and showed the new site on the projector. Tanya McPhee explained to the audience how to find agendas, minutes and associated document from meetings from all three boards on the web site.

SURESKY & SONS

On the agenda tonight is a proposed project at 1821 Kings Hwy. Appearing for the applicant Suresky & Sons was Steve Esposito of Esposito & Associates. Mr. Esposito appeared before the Board to initiate the site plan review process.

Dave Donovan, Planning Board attorney disclosed for the record to the Board that the applicant, Mr. Suresky, is a client of his office. He has been a client of Mr. Donovan's partner, Rob Dickover, for many years. Mr. Dickover is representing Mr. Suresky with the potential acquisition of the property. If this application were to involve any legal opinion, Mr. Donovan would not be able to assist the Board and the Board would have to find alternate counsel.

Steve Esposito introduced himself to the Board. He stated Joe Suresky was present and Jeff Musumeci, plant operator for Suresky & Sons in the Village of Goshen.

Suresky & Sons are currently the contract purchaser for 15.5 acres that happens to be right across the street from Town Hall. Back in 2003 the Board granted site plan approval for 126,000 square-foot warehouse and manufacturing facility that never went forward. The site has been on and off the market for years since then. Suresky & Sons is interested in purchasing it with the intent to build a 12,500 square-foot building that will store cars. The applicant wishes to store approximately 700 cars on the site. Part of it will be paved and part gravel.

The access will be off Elkay Drive near the industrial area in the back. The applicant envisions about seven (7) to ten (10) car trailers a week to come in, unload and stage the vehicles and as demand requires, the applicant will move them from Chester to the Village of Goshen dealership. Around the building will be paved and the rest a gravel parking lot. The soils have been done for an on-site well.

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The cars will be unloaded and unpacked. They will not be detailed on this site. They will be detailed in the shop in Goshen. This is a storage facility. The site is in the IP zone. It abuts an AR.3 zone. They are required to have a 200-foot setback. They more than meet this in their proposed plans.

Mr. Esposito showed wetlands on the site that are regulated by the Army Corp of Engineers. There are State Wetlands across the street. To date the applicant has done its survey, soils, and delineated the wetlands. An environmental habitat assessment has been done for bog turtles, the Norther Cricket Frog, and Indiana bat habitat. Back in 2002 both Fish and Wildlife and DEC signed off on the critical habitats and endangered species for the site.

Mr. Esposito said the site is great spot for storing cars. It's secluded, well screened and relatively flat. The property offers a lot of natural buffer.

Chairman Serotta asked if it was going to be fenced. Mr. Esposito said he would rather approach it by security. Topographically part of the site is cut off from civilization by woods. There will be a gate at the entrance to control access and a state-of-the-art surveillance system that is the same that the dealership currently uses. There will be cameras on the building and light posts. Mr. Esposito stated the applicant hoped he did not have to fence the facility as the cost would be great and there is a lot of natural vegetative screening already.

Al Fusco submitted the following letter:

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6. Provide landscaping and signage.
7. Provide handicap parking spaces.
8. Identify areas of disturbance.
9. Provide construction details.
10. 98-29B3: The area devoted to the outdoor storage of motor vehicles for any reason other than daily parking to be screened by enclosing with a solid opaque fence on wall eight feet high.
11. 98-29B3: Add note "Premises shall not be used for sale, rent or display of automobiles, trailers, mobile homes, boats or other vehicles".
12. Board comments.

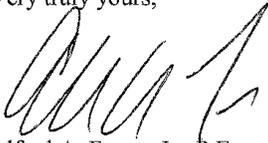
This represents a preliminary review of a preliminary plan. Additional comments may be noted as details are provided.

Action:

1. 239 GML Notification.

Please advise if you have any questions.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
Fusco Engineering & Land Surveying, P.C.
AAF/cam

Cc: Alex Jamieson, Supervisor
Town Board
Anthony LaSpina, Highway Superintendent
Town Attorney
Board Attorney
Joseph Mlcoch, Building Inspector
Linda Zappala, Town Clerk

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Al Fusco stated this is a preliminary review. He stated a lot on the list Mr. Esposito said was coming, but he needed to put it on the list to make his review complete. Mr. Fusco restated what is in the letter.

Mr. Fusco stated that under an automobile repair shop which is the closest thing that he saw in the code, not totally understanding exactly what the applicant was going to be doing, it says that the applicant needs a solid fence. He doesn't know if it's required on this site all the way around, but possibly at the entrance areas. The Board should look at this. The Board should decide after a site visit what code to apply to the project.

Mr. Fusco stated he would like to do a general 239 Municipal Law Notification once the SWPPP comes in. That could be done once the next submittal comes in, even prior to a meeting.

Chairman Serotta advised Mr. Esposito that the site did not have a 911 address and to contact the Highway Department in order to get that. He also asked for a rendering of the proposed building.

Chairman Serotta polled the Board for questions and comments.

Frank Gilbert asked how many cars will be on the site. Mr. Esposito said the plans called for approximately 686 spaces. Mr. Gilbert said he is concerned about drainage problems. Mr. Esposito said the paved area represents about 180 cars or less. The rest is gravel. He pointed out where the storm water facilities would be. Mr. Gilbert stated there is swamp across the street and still concerned about drainage.

Mr. Gilbert is also concerned about fencing. He thinks there may be vandalism walking through the property if it's not fenced in. Mr. Musumeci, general manager for Suresky & Sons stated along the entrance on Elkay Drive the applicant would install a chain link fence that is eight feet high that goes west and east and in the middle of that would be man-operated, sliding gate. There would likely be someone on the property 24 hours a day, seven (7) days a week because deliveries come in all hours of the day and night.

Mr. Mucumeci went on to describe the security system that would be used. It's a camera system that is monitored in Paramus, New Jersey. The infra-red cameras are all around the property and buildings and are motion sensitive. If any suspicious activity is identified, the security company notifies the local police. They can talk the police into the property and identify exactly where the problem is. Mr. Mucumeci said this system has saved the applicant a tremendous amount of money in theft and vandalism. The system is also audio equipped. The site will also have LED lighting, inward facing.

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Mr. Gilbert stated he is in favor of the project, but does not want to have to hire two more policemen to monitor the site. Mr. Gilbert asked the size of the building. Mr. Mucumeci stated 100 by 125, 12,500 square feet one-story, steel building. Mr. Gilbert stated he would like to see the drainage addressed as the project goes forward.

Mr. Fusco said the applicant would have to address and identify the storm water management plan and the Board would look at it very closely.

Bob Conklin questioned what the main purpose of the building would be. Mr. Esposito stated storage of high-line vehicles, classic vehicles, and winter snow removal equipment.

Ernie Damiani asked if road salt would be stored on the site. Mr. Esposito said no. Mr. Damiani also inquired about lighting. Mr. Esposito stated it would be site lighting that alternates around. The site is manned and deliveries come at all hours of the day and night. The lights are LED pointing downward and inward between 24-and-36-foot poles. A lighting plan will be submitted.

Carl D'Antonio asked how many employees would be present on the site. Mr. Esposito said up to ten (10).

Dave Donovan asked the Board to go into an attorney-client privilege session to receive legal advice regarding certain issues implicated by the Primo Sports application.

Motion to enter executive attorney-client privilege session made by Frank Gilbert, seconded by Bob Conklin. Motion carried. Executive session entered at 7:55 pm.

Motion to come out of executive session made by Bob Conklin, seconded by Ernie Damiani. Motion carried. Executive session and meeting adjourned at 8:37 pm.

Respectfully submitted,

Tanya McPhee
Planning Board Secretary