

TOWN OF CHESTER
PLANNING BOARD MINUTES
February 3, 2016

Members present: Chairman Serotta, Carl D'Antonio, Ernie Damiani, Steve Denes, Bob Conklin, Barry Sloan

Also present: Dave Donovan-Attorney, Alexa Burchianti-Secretary, John (Sub for Al Fusco) Engineer

A motion was made to adopt the minutes from November 18th, December 2nd, January 6th motion made by Ernie. Second by Carl. Motion carried 6-0

Next meeting of the Planning Board is scheduled for March 2, 2016

Board updates: Letter went out about to BAZS. Before we leave tonight need to discuss paper plans for applications.

ASHFORD ESTATES – 90 DAY EXTENSION

The model house is in. The road is in. Most of the drainage is done and will be looking for road dedication soon. They are getting close to the end. This is a valid request they just have to go thru this to get the final approval.

Motion to grant 90 day extension made by Bob. Second by Carl. Motion carried 6-0

RIDGEVIEW ESTATES – 90 DAY EXTENSION

They are still looking for project financing. If we want a more detailed we can ask Mark Siemers.

Motion made to grant 90 extension by Steve. Second by Ernie. Motion carried 6-0

FLORENCE MADONIA – PUBLIC HEARING

Karen Emmerich for Florence Madonia. Property is a 1.1 acre parcel with existing residence driveway enters from Kings Hwy. With a small proposed garden center.

Letter from DPW:

**TOWN OF CHESTER
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February 3, 2016**



Steven M. Neuhaus
County Executive

**ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS**

Christopher R. Viebrock, P.E.
Commissioner

P.O. Box 509, 2455-2459 Route 17M
Goshen, New York 10924-0509

www.orangecountygov.com

TEL (845) 291-2750 FAX (845) 291-2778

Via Email: donaldserotta@yahoo.com

January 28, 2016

Don Serotta, Chairman
Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

Re: Madonia - Commercial Entrance
Town of Chester, SBL: 8-1-50.2
County Route 13 – Kings Highway
Plans By Lehman & Getz, P.C.
Sheets 1-2 Date: Last Revised: 1-7-16
Full Environmental Assessment Form 12/29/15

Dear Mr. Serotta:

This Department has reviewed the plans for the above referenced commercial entrance and conceptually accepts the location of the proposed road entrance on County Road No. 13 (Kings Highway).

We have the following comments based on the current submission:

1. The existing driveway is required to be brought up to current Orange County Standards for a Commercial Entrance.
2. The wood fence is required to be removed from within the County Right of Way and the Property Line. All fences are required to be completely on the referenced tax parcel above.
3. Show all proposed grading.
4. **ASPHALT PAVING/RESTORATION:** Add the following information to the plans
 - o All Asphalt is required to be saw cut parallel and/or perpendicular to the edge of pavement to provide a clean tie into the existing pavement..
 - o All edges of existing asphalt are required to be swept and tack coated prior to any (temporary and permanent) paving.
5. **LANDSCAPING:** Add the following notes to the plans
 - o Add a note that no plantings (shrubs/trees) or landscaping features (Gates, Fences, Stone Pillars, Stone Walls, Signs, etc.) shall be placed within the County Right of Way.
 - o No stones or boulders can be used or installed within the County Right of way for any purpose (i.e. landscaping features or to create a flared end section at the end of a culvert pipe).

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- Any planting and landscaping features (i.e. fences) are required to be offset from the property line by 5 feet.
- All signs (i.e. Subdivision or Commercial Signs) are required to be offset from County Right of Way by 5 feet. The nearest portion of any part of the sign must be at 5 ft from the property line.

6. RIGHT OF WAY: Add the following information to the plans

- Monumentation: Provide monumentation along the frontage of the County Road at all angle points.
- Concrete monuments are required to be used for all monumentation.
- Monumentation shall be installed by a professional land surveyor licensed to practice in New York State.

7. STOP SIGN AND POST SPECIFICATIONS: Add the following information to the plans

- All signs installed within the County Right of way are required to be installed on breakaway posts.
- Show location of the Stop Sign and Stop Bar on the Road. Stop Bar width is 1'-6".
- Provide Stop Sign and Breakaway Post Assembly Details. The following are the current specifications for the Stop Sign/Post Assembly.
- Stop Sign: 30" x 30"; 3M or Equal; Hi Intensity Prismatic Grade Reflective Sheeting.
- Base Post: Length 3'-6"; Hot Dipped Galvanized; 4 lb/ft Strength (Short Post Projection above Finish Grade is to be not more than 4").
- Sign Post: Length 10'-0"; Hot Dipped Galvanized; 4 lb/ft Strength
- Attached to base post is (2) 3'-0" x 3" wide; Red Hi Intensity Prismatic Grade Reflective Sheeting.
- Sign Bolts: Hot Dipped Galvanized Grade 5
- Breakaway Bolts: Aluminum

8. PROPOSED SIGNAGE: Add the following notes to the plans

- Per the FEAF, the property will be a proposed retail garden center, show all proposed signage.
- Orange County does not allow any signs to be installed within the County Right of Way.
- All proposed signs (Project identity sign and Commercial Directory Sign) are required to be offset from the Right of Way/Property Line by 5 feet onto the private property. We require these modification(s)/note(s) to be made on the plans.

A full set of site design plans prepared in conformance with the Policy & Standards of the Orange County Department of Public Works must now be submitted to this Department for review and approval.

If you have any questions, please contact this Office at your earliest convenience.

Very truly yours,



Mike Carroll
Senior Engineer

cc: Christopher Viebrock, PE, Commissioner
Travis Ewald, PE, Deputy Commissioner
Joseph E. Stankavage, PE, Principal Engineer
Karen Emmerich, Lehman & Getz, P.C. Via Email karen@lehmangetz.com

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DPW wants the fence removed from the right of way and off the property line. Karen is going to get in touch with Mike Carroll about it since the fence has been there since the 1970's but said she will make sure everything is in compliance with what they want.

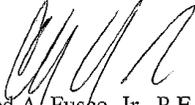
Al Fusco Letter:

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Action:
Pleasure of the Board
SEQR and Conditional Approval need to be done.

Please advise if you need further information.

Very truly yours,



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

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Let the record reflect all mailings and public notice was published in the Times Herald Record.

Public hearing now open for comments.

Vin Finizia – ZBA Chairman – Can there be another entrance on Pond Road instead? Is it feasible? Karen: There is another entrance on Pond Road but it lead to the house everything would have to be modified. Chairman Serotta: Part of the problem there it's a pretty high cliff. Vin: It is, you're right. It's a higher elevation. We were just concerned with more people trying to get on the highway. It's already a nightmare trying to get traffic down by the light and UPS. If it's feasible is Pond Road an option? That's all.

Let the record reflect no one else spoke for or against application.

Motion to close the Public Hearing made by Steve. Second by Ernie. Motion carried 6-0

We will schedule you for next meeting March 2. Depending on getting everything done with the DPW and what OCDP comes back to say. Possible Approval next meeting.

SIEMENS-SUNEDISON – SITE PLAN REVIEW

Amador LaPut from Fellenzer and John Dronkowski of Siemens: Have provided a submittal that has answered some of the comments that Al Fusco brought up.

Siemens response letter:

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www.fellp.com

Principals:
Archie D. Fellenzer Jr., P.E.
Mark D. Fellenzer, P.E.
John D. Fellenzer, P.E.
Eric D. Fellenzer, P.E.

January 22, 2016

Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

Attention: Mr. Donald Serotta, Chairman

Subject: Johnson Farm Photovoltaic Array
121 Johnson Road, Chester, NY
Fellenzer Engineering Project 15-255

Dear Mr. Serotta,

In response to the comments from Fusco Engineering and Land Surveying, PC dated January 6, 2016, we offer the following comments. Our comments are shown in *italics as "FE Comment:"* below each of Mr. Fusco's comments.

1. Show wetland delineation on plan as indicated in wetland report.

FE Comment: The wetland delineation was performed by Michael Nowicki of Ecological Solutions and an area of Federal Wetlands is now shown on the plans in the drainage ditch to the east of the array. No disturbance to wetlands is proposed. See drawing C-101.

2. Show details of electrical connection to utility system.

FE Comment: The proposed electrical connection to the utility system is now shown. Orange & Rockland will be constructing a new 3-phase, 13.2kV primary electric line on the east side of Johnson Road. New pole locations for the above-ground electric line on the Johnson Farm have been identified as well as the point of common coupling at the turn in Johnson Road. See drawing C-101 and details on drawings C-904 and C-905.

3. The County suggested that green stormwater technology be utilized for the increased runoff due to the area of disturbance. A SWPPP should be prepared to handle any increase runoff using green technology, i.e. bio swale, etc.

FE Comment: Since the proposed solar array will disturb less than an acre and we are not adding impervious surfaces that will increase stormwater runoff, water quality and water quantity controls are not required and a SWPPP is attached which includes an Erosion and Sediment Control Plan.

4. Show compliance with landscape architect Karen Arent.

FE Comment: A site visit with KALA was conducted on November 9, 2015. It was discussed that due to the location of the proposed array and the existing landscape features surrounding the

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JOHNSON FARM PHOTOVOLTAIC ARRAY
FE PROJECT NO. 15-255

site, no additional screening is proposed. Line of Sight photographs taken from NYS Route 94 have been provided for reference. See drawing C-102.

5. Beneficial use- prepare submittal for review, i.e. education, demonstration, pilot, etc.

FE Comment: See attached letter from Siemens proposing involvement with the school district for developing STEM (Science, Technology, Engineering, Math) curriculum and assisting the Town with their own possible solar project.

6. Need stamped signed construction drawings.

FE Comment: The drawings will be stamped and signed for approval.

7. Board comments.

FE Comment: No comment.

In response to the advisory comments from Orange County Department of Planning dated December 30, 2015, we offer the following comments. Our comments are shown in *italics* as "FE Comment:" below the County comments.

Professional Review: The proposed project has been reviewed for aesthetics and visual impact by the landscape architect for the Town of Chester Planning Board, Karen Arent. We would appreciate it if the Planning Board would include a copy of her report or letter for our file.

FE Comment: Since Karen Arent presented her findings at a previous planning board meeting, the Town has offered to send a copy of the meeting minutes that include her comments.

Environmental Impact: Although the proposed solar array will have no direct impact to the onsite federal wetlands or endangered or threatened species, according to the Habitat Suitability Assessment and Wetland Report prepared for this project by Ecological Solutions LLC, the removal of trees at the north end of the forested area may potentially increase surface runoff during storm events, thereby increasing soil erosion and siltation of nearby waterbodies. Additionally, the proposed solar array will cover approximately 10 acres that currently have no impervious surface. We therefore advise the Town to require green infrastructure/runoff reduction techniques for stormwater management on this project.

FE Comment: The layout of the proposed array has been modified to avoid the clearing of existing trees on the site. See drawing C-101. Although the total area of the panels covers approximately 10 acres, the area of disturbance is much less than one acre, with the only disturbance being the installation of fence posts and driven piles for the solar panel racking system. The panels are not impervious surfaces as they are open to the ground below which will be covered with a slow growth grass. A SWPPP will be provided and includes an Erosion and Sediment Control Plan to prevent erosion and siltation during construction.

Solar Facility Regulations: The Town of Chester does not at this time include regulations for solar energy facilities in its zoning code. We encourage the Town to contact our office for resources, including model code language, if they choose to update their zoning code to include regulations for solar energy production.

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FE PROJECT NO. 15-255

FE Comment: No comment.

In response to the comments made during the Public Hearing dated January 6, 2016, we offer the following comments. Our comments are shown in *italics* as "FE Comment:" below the comments that were raised.

1. Overhead Lines VS Underground Installation:

FE Comment: Overhead electrical lines on wooden utility poles are currently proposed for interconnection with Orange and Rockland. The poles will be standard utility poles, 40'-45' in height prior to placement, and will be spaced in 150' intervals. Overhead lines were chosen over buried underground lines as they best meet the needs of the project and budget at this time. Underground lines can provide greater reliability in areas where overhead lines are subject to outages due to short circuits from fallen trees and branches but underground lines have the disadvantage of being more costly. As the area where we are proposing the new poles is devoid of trees, the increased cost of the underground cable outweighs the benefit.

That being said, the applicant reserves the right to install the primary cable underground if the project scope and budget allows for it in the future and if risks from damage by farm equipment can be mitigated.

2. Tax Exemption and Benefits to the Town:

FE Comment: Although the proposed action is tax exempt, Siemens has proposed other benefits to the Town, such as assisting in the creation of STEM (Science, Technology, Engineering, Math) curriculum for K-12 Chester students. Siemens has been in contact with the Superintendent of the Chester School District to begin preparing a submittal with the Board of Education. See the attached letter from Siemens regarding the proposed benefits for the Town of Chester.

3. Downstream Flooding:

FE Comment: Since the proposed solar array will not be increasing impervious surfaces, additional stormwater runoff will not be generated and will not contribute to any existing flooding occurring downstream in the residential subdivision. The proposed array will be located outside of the 100-year floodplain. In addition, during construction, erosion and sediment control measures will be in place to prevent sediment from clogging existing drainageways that could prevent upstream flooding.

4. Bonding

FE Comment: Upon decommissioning, the land shall be returned to its pre-development state. On or before the tenth (10th) year of operations, Owner shall provide to Town evidence of decommissioning and removal bond in an amount that will cover removal costs, which amount shall not be less than Thirty Thousand Dollars (\$30,000.00) per megawatt of installed capacity. The bond will provide for decommissioning and removal of the solar array, in the event the system is not removed by the system Owner after fulfilling its useful life and or abandonment in excess of twelve (12) months. The bond will be maintained from year 10 throughout the project's remaining years of operation. Upon request, Owner will provide evidence of said bond.

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**JOHNSON FARM PHOTOVOLTAIC ARRAY
FE PROJECT NO. 15-255**

Sincerely,

Amador C. Laput
Project Manager

cc: Fusco Engineering

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Al Fusco Letter:

**TOWN OF CHESTER
PLANNING BOARD MINUTES
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Alfred A. Fusco, Jr., P.E., Principal

Alfred A. Fusco, III, General Manager

- *233 East Main Street
Middletown, NY 10940
Phone: (845) 344-5863
Fax: (845) 956-5865*
- *19 Waywayup Lane
Port Jervis, NY 12771
Phone: (845) 956-5866*

February 1, 2016

Donald Serotta, Planning Board Chairman
Town of Chester
1786 Kings Highway
Chester, NY, 10918

Re: Siemens Solar

Dear Chairman Serotta,

PROJECT:

Name: Johnson Solar Array
Applicant: Sun Edison LLC
Acreage: 83.8 Acres
SBL: 1-1-4
Zone: AR-3

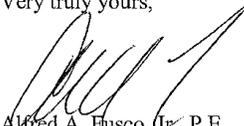
We have reviewed the recently submitted material and offer the following comments at this time:

1. Plans are not stamped and signed; still indicate progress print not for construction.
2. Applicant has shown wetland delineation by Ecological Solutions on plans.
3. Applicant has shown electrical connection to the utility system overhead as discussed with Board.
4. The applicant has indicated that the area of disturbance is under one acre and water quality and water quantity controls are not required. A SWPPP is included as an Erosion and Sediment Control Plan.
5. Applicant states landscape architect, Karen Arent, has approved the plan. Board may request confirmation from her.
6. Beneficial use to be reviewed by Board.
7. Board comments.

Action:
Pleasure of the Board.

Please advise if you have any questions.

Very truly yours,



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

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John Dronkowski: Had meeting with school super. About the STEM project. Next meeting is on the 16th.

Benefit Letter:

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SIEMENS

Building Technologies

January 22, 2016

Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

Attention: Mr. Donald Serotta, Chairman

Dear Mr. Serotta,

Siemens Industry, Inc. is encouraged by the cooperation with Town of Chester, the Chester Union Free School District and the residents of Chester about the future installation of a solar renewable energy system at the Johnson farm. Siemens, a Fortune 50 company and the Dow Jones "Best in Class" industry group leader for sustainable companies, would like to leverage our experience in saving energy and improving efficiency to help the entire Chester community. We hereby pledge our support to Chester by providing a preliminary energy assessment for both the Chester Township and the Board of Education. Furthermore, Siemens intends to incorporate the new solar energy system into the Science, Technology, Engineering and Mathematics (STEM) program that is already in place in the Chester Schools. The following is an outline of the energy assessment and STEM offerings for Chester, both of which will be provided at no cost to the town or schools.

I. Preliminary Energy Assessment

Introduction

Siemens will perform a preliminary energy assessment for all Chester Township, NY municipal facilities as well as school district facilities. The preliminary assessment includes a survey of building HVAC equipment, review of building operations, interviews with maintenance personnel, analysis of utility bills, and preliminary savings estimations. The study consists of a preliminary examination of how the facilities currently use energy, how they are operated, and potential recommendations for reducing utility and other operating costs. The steps and methodology used by Siemens to develop this study are outlined below.

Scope of Work

The scope of work for the study is as follows:

1. Utility bill analysis.
2. Evaluation of existing operating conditions.
3. Identification of facility improvement measures (FIMs).
4. Calculation of estimated utility cost savings for each FIM.
5. Documentation of each FIM.

Utility Data Analysis

A utility data analysis (UDA) will be performed for each of the sites. Electricity, oil, natural gas and water/sewer bills for a two-year period will be reviewed and tabulated in order to develop an understanding of the energy use patterns. This investigation will determine the overall energy dollars being spent at each site and also help differentiate between baseline and weather-dependent energy consumption.

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Building Technologies

Preliminary Site Survey

A team of engineers will visit the sites to undertake the preliminary study. The facilities included in the survey will be investigated to understand exactly how each one operates. The following tests and evaluations will be performed as applicable at each site:

1. The physical characteristics of the existing building will be evaluated.
2. Indoor and outdoor lighting systems will be evaluated for proper light levels and electrical efficiency.
3. Heating, cooling, and domestic hot water systems will be investigated for energy savings opportunities.
4. The potential application of solar photovoltaic power (PV) will be considered.

Maintenance staff will be interviewed to determine standard operating conditions and occupancy patterns in each facility. The information collected will be compiled and potential FIMs will be identified based upon on-site inspections, review of plans, and utility bills. The information will be reviewed by the Siemens team to identify which opportunities would require further investigation.

FIM Identification and Evaluation

Each potential FIM will be analyzed for feasibility by the following method:

1. The necessary work required to accomplish the savings opportunity will be determined and outlined.
2. Standard engineering algorithms will be used to calculate energy savings. Savings will be derived from a combination of computer modeling and spreadsheet calculations depending on the FIM. The savings for these opportunities will be calculated using the information provided by the data collected from utility bills, site survey and accepted industry processes of calculation and evaluation.
3. Preliminary data will be compared to industry baseline data for equipment efficiencies.

FIM Recommendations

Evaluating each FIM independently does not provide the bottom line energy savings that will occur if more than one FIM is implemented. Interactions can occur between FIMs that will alter the savings attributed to each FIM and affect the final recommendations. The FIMs chosen for recommendation will be based on the following factors:

1. Effect on building maintenance.
2. Positive and/or negative interaction with other FIMs.
3. Useful life of the FIMs and life cycle costing.
4. Positive effect on staff comfort and working conditions as well as system reliability.
5. Discussions with maintenance staff regarding their specific interests and needs.
6. Upgrade facilities to current ventilation standards

Report Preparation

The final step in the preliminary study of the site's energy use is the preparation of the report. This report will contain a description of site energy-using components, as well as information on the building's construction, occupancy levels and schedules. Preliminary write-ups describing each viable FIM are presented along with resulting savings and costs.

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Building Technologies

II. Collaboration & Integration with Chester Schools' STEM Program

Siemens is a strong supporter of Science, Technology, Engineering and Math (STEM) initiatives globally. As part of the proposed Chester solar project, Siemens will collaborate with the Chester Union Free School District to develop a STEM program that will be linked to the proposed solar project.

Siemens has already had a preliminary conversation with the district Superintendent. A second call will be held on 1/22/2016 with the Superintendent and Siemens' National STEM Program Manager to further develop the concepts of the program. As the solar project moves forward an additional in-person meeting with Siemens' National STEM Program Manager will be held to finalize the program development plan, which will be implemented through a collaboration between Siemens and the school district.

We look forward to meeting with you to discuss further details of this program outline. If you have any questions or concerns, please feel free to contact me.

With kind regards,

John Drzymkowski
Account Executive
Siemens Industry Inc.

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They are going to meet with the town about analyzing the towns energy bills and do a preliminary energy audit, it will give an overview on we stand on efficiency and give a benchmark. And make recommendations on what they see to be done to help improve to make the facility more efficient. And will do that with both the school and the municipality.

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Alexa Burchianti

From: Donald Serotta <donaldserotta@yahoo.com>
Sent: Tuesday, February 02, 2016 7:55 AM
To: Steve Denes; Alfred A Fusco Jr; Carl D'Antonio; Ernie Damiani; Alexa Burchianti; Dave Donovan; Barry Sloan; Frank Gilbert; Robert Conklin; Amador Laput; Mark Fellenzer
Subject: Fw: Johnson Farm

FYI

----- Forwarded Message -----

From: Karen Arent Landscape Architect <kala@hvc.rr.com>
To: Donald Serotta <donaldserotta@yahoo.com>
Sent: Monday, February 1, 2016 11:56 AM
Subject: Johnson Farm

Hi Don:

The closest array is about 650 feet from the property line of the last residence on Bridle Lane. There are two groupings of trees between the solar array and the house to help mitigate the view of the array. A fence is shown around the arrays. The fence could have more of a visual impact than the arrays. Ideally it would be a rustic fence, similar to cow or horse fencing, so it will blend with the rest of the landscape.

I will be away from tomorrow until February 13.

Best regards,

Karen Arent

Karen Arent Landscape Architect
Phone: (845) 294-9958

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They will work on the fencing with Karen Arent, however the fencing needs to meet NEC and safety standards since it is electrical. Needs to be secure, and grounded, which is why they chose the chain link fencing. But they will see which way they can go to make sure Karen is please as well.

The archeological review, endangered species review, everything has been completed and now just come to agreement with Karen on the fencing.

Polled board for comments and questions:

Bob: Was slightly more partial to the underground cabling except it makes sense about farming and plowing. I agree with the overhead option for cabling.

Barry: You asked me to do some research so I did. Found out that cables need to be buried anywhere from 6-8 feet underground, I doubt that they are going to be plowing that deep. But I do understand it is a farm and I do understand there are utility poles that I saw from the road. I don't know where the connection line is. Amador: That is actually on the first sheet. (Amador pulled up plan and pointed out where poles will be) Barry: so you are crossing Johnson Road? Does O&R know that? Amador: Yes. This is all being discussed with O&R now.

John: There are 3 existing poles there now. They are older which we will probably have to upgrade.

Ernie: pulled up the new layout of the array. I see where it use to be and your not taking any trees down which is a good thing. But now there are 2 gaps in the middle and it was blown out down at the bottom. Can you please explain to the board why are there gaps here? I understand you need to make up but it looks like it much larger than it originally was. Is it larger? Amador: No its actually the same area that we just had to reconfigure. The reason for the gaps is because they are steeper slopes the racking manufacturer has some limit on being able to do driven piles and on some angles. So if we wanted to use this area (showing gaps on map) we would have to something different with the foundations, deeper piles, concrete or ballast on top of the ground. To avoid that and to keep it simple this area (gaps) would be a raised area. But you're right to make up for these 2 spots (gaps) and the new configuration it looks like quite a bit more but. Ernie: So when we had the public hearing and the public showed up they were thinking the array was going to end here. (Ernie pointed out on plan). The issue is that the distance has been cut in half on where it used to end to where it ends on the new layout. So the public hasn't seen this plan and it is substantially different than the plan that they have seen. Chairman Serotta: They were invited here tonight. Knowing that the array was going to be reconfigured because of the trees. Dave Donovan: Ok lets get some objective context. By that I mean whats the linear distance from old to new. So you have and

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objective metric. Is it 100ft or 100ft? Can you scale it? Can you tell? Amador: tried to measure on the screen how many feet the bottom of the array to the closest street. Dave: this isn't something we should guess at you should be able to tell us with objective specificity what the number is.

Amador: measured on the paper plans and measured 780ft from the edge of the array to the nearest house on the new plan. 1200 feet under the old plan. Dave: It's still a 500ft difference. Chairman Serotta: So the planning board has a choice here. Do we want them to cut the trees but I'm not sure that's what we want them to do. Barry: I think it's that the public was shown one plan and now it's after the public hearing is closed he coming back with a plan that is different. Chairman Serotta: slightly different plan so I guess we will have to take a vote. Is it substantial enough to re-open the public hearing is anyone here that was at the public hearing last time.

James Gass 7 Arthur – Chairman Serotta: Yes sir which house is yours? Mr. Gass The house you pointed to that would be difficult for me to see anything but the people on the right of me would be looking straight at it. Chairman: Bridle? Gass: Bridle and about 4 houses on Arthur. My concern and another gentlemen that was here last time is what is it going to do to the overall property value once this is built. Now it's getting bigger. Will it have an adverse or neutral affect? I'm sure it's not going to have a positive effect. And that is very important to everybody.

Dave: Can we revisit again why did the shape change? Amador: To maintain the number of modules to have this 2 megawatt facility and not cut the trees. Barry: I understand that you had to change the layout and why. All I'm saying is that you are changing the look and it's affecting the people on Arthur and Bridle Lane. Without them having the ability to comment. I'm not saying I'm against the whole project. Chairman Serotta: We had 1 gentlemen here who we have been trying to answer his questions and we do listen to what you said, we specifically sent Karen out there. We received no foils, no other person spoke from Arthur or Bridle, we had no other people speak here. Mr. Gass: The problem with that is people work and leave at 5 in the morning and don't get home till after 7pm.

Polled board to reconviene public hearing - Bob, Carl, Steve, Barry all agreed with Ernie to open public hearing again.

Motion to another public hearing for March 2, 2016 made by Ernie. Second by Barry. Motion carried 5-1 Chairman Serotta opposed.

WOODRIDGE – SITE PLAN REVIEW

TOWN OF CHESTER
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Mark Siemers Pietrzak & Pfau Engineering for John Shafran Woodridge cluster subdivision. The previous meeting held and closed public hearing. Since then hired MHI to do the well testing and a certified archeologist Alfred Comissa to perform the archeology and cultural investigation. Have been working with the DPW to gain approval for the county entrance for the subdivision road. There is a portion of the project preserved and offered for dedication to the Town if they will accept it. There will be a storm water pond located at the lowest elevation on its own lot. Drainage District formation map plan or report will be submitted to the town board. The town will then take over ownership and maintenance of that pond.

Since the last meeting at the public hearing a response document has been put together.

Pietrzak Pfau response letter:

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**Woodridge Cluster Subdivision
Town of Chester**

*Comments/Questions and Responses
From the
January 21, 2015 Public Hearing*

Mary Bingham – 17 Carol Drive:

Comment # 1:

- *Were any traffic studies being done in this section of Laroe Road since they might have an effect on the blinking light at Laroe and Lakes Road?*

There have not been any traffic studies completed in association with this project. In accordance with the Institute of Transportation Engineers Trip Generation a single family detached home generates an average rate of vehicular trips during the weekday evening peak hour of 1.02 trips per dwelling. This equates to 10.2 vehicular trips from the Woodridge subdivision during the peak hour of traffic. The traffic generated by the project is minimal in nature and will not have a negative impact on the existing traffic conditions along Laroe Road.

Comment # 2:

- *Has the DEC EAF Mapper been utilized because that will spot cultural and endangered species?*

The DEC EAF Mapper has been utilized and states that no endangered species are located within this parcel. Additionally, a Phase 1 Archaeological Study will be conducted for the project and submitted to the Planning Board for review.

Comment # 3:

- *Has the pond been designed for the 100 year storm?*

The proposed stormwater treatment pond has been designed in accordance with the NYSDEC Stormwater Design Manual and has been designed for the 1, 2, 10, 25, and 100 year storms.

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Rhoda Mack – 811 Laroe Road:

Comment # 4:

- *I am happy to make myself available at the engineer's convenience to locate my well for the draw-down test of my own well when the test is done on an adjacent lot in the proposed development.*

The well on proposed Lot 8 has been drilled and pump tested by Miller Hydrogeologic Inc. (MHI) on July 20, 2015. Prior to the pump testing, MHI met with Ms. Mack, who indicated that her well was buried and that access is limited, therefore it was agreed not to monitor this well during testing. A report of the pump testing was prepared by MHI, which concluded that the Woodridge Cluster Subdivision will not significantly impact the local water supply.

Carmela Budrik – 100 Hidden Drive:

Comment # 6:

- *We're sitting above the Bowman's at a much higher elevation and we see clear over their house. We've got a beautiful view of the mountain. I'm not going to see anything from where I am? Can you tell me that based on the layout as you know it? Nothing is going to be cleared enough for me to see it that far back, right?*

The approximate elevation of the Budrik dwelling is 796'. With Lot 6 Finished Floor Elevation being 682' and assuming a maximum height for a dwelling in this zone of 40', the roof would sit at a maximum height of approximately 722'. As Ms. Budrick can see over the Bowman's roof, whose house sits at an elevation of approximately 760', it is not anticipated that any of the houses for this proposed subdivision will be visible from Ms. Budrik's house. Additionally, there will be 115±' of Open Space, untouched land, to buffer the proposed houses from the Bowman property.

Dennis Budrik – 100 Hidden Drive:

Comment # 7:

- *How do we realize the full impact of ten wells when only one well is being tested?*

The well on proposed Lot 8 has been drilled and pump tested by Miller Hydrogeologic Inc. (MHI) on July 20, 2015. The average daily flow was

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calculated for one four bedroom single family home, based on New York State Department of Health Standards, as 440 gallons per day, or 0.31 gallons per minute. This value was then multiplied by 10 to calculate the average daily usage of the entire subdivision as 3.10 gallons per minute. The maximum daily water usage for the entire subdivision is twice the average daily flow, or 6.20 gallons per minute. A 24 hour pump test was conducted on the proposed Lot 8 well with an average flow rate of 6.31 gallons per minute, which is in excess of the maximum daily usage of the entire ten lot subdivision. This procedure allows for the analysis of the full impact of 10 wells, while one well is being tested.

NR/tmp
14102.01 Public Hearing Responses 2016-01

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Al Fusco Letter:

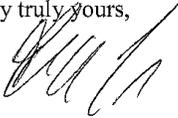
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11. Board comments.

Action:
Review SEQR
Pleasure of Board.

Please advise if you have any questions.

Very truly yours,



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

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The well monitoring and testing report is posted on line on the Town of Chester website.

The archeology investigation completed by Al Commisa was prepared in response to the DEC comment and was submitted for tonight's meeting. (the full report can be found on line on the Town of Chester website) the report consists of a phase 1A which is document research. And a Phase 1B which consisted of field review and shovel testing. 299 shovel tests were completed and performed in the area of disturbance for the project. No prehistoric or historic features or artifacts were encountered during the field testing. And was Al Commisa's recommendation that no further investigation is required.

With all of this submitted they requested from the board a preliminary sub-division approval so that they can proceed to the Orange County Department of Health and secure a realty sub-division approval prior to coming back to the board for final.

John Nosek: Do want a sign of from SHPPO sometime between preliminary and final. The well study seems to be acceptable. A design on the plan a treatment for the wells that have slight elevation of iron and manganese. Show some additional dimensions from well and septic specifically on lots 1-7, notation regarding no trees, shrubs etc in town right of way. Need drainage district detail on final plan.

Polled board for questions or comments:

Barry: section 83.22 (o) no to sure about how many wells are required. The wording is horrible and not clear.

Mark: OC Health Dept requires 1 well for every 10 lots.

Bob: are there curbs? Mark: Yes

Steve: Sidewalk? Mark: No

Preliminary Resolution March 2nd meeting.

Board had a discussion regarding the draft of new Solar Zoning Ordinance

Meeting adjourned:

Respectfully Submitted,

Alexa Burchianti

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Planning Board Secretary