

TOWN OF CHESTER
PLANNING BOARD MINUTES
January 18, 2017

Meeting called to order: 7:07pm

Members present: Chairman Serotta, Barry Sloan, Steve Denes, Carl D'Antonio, Bob Conklin, Dot Wierzbicki, Jackie Elfers

Also Present: Dave Donovan-Attorney, Alexa Burchianti-Secretary, John (in replacement of Al Fusco)-Engineer

A motion was made to adopt the minutes from December 7, 2016. Motion made by Barry. Second by Steve. Motion carried 7-0

Next meeting of the Planning Board is scheduled for March 1, 2017. February meetings are cancelled. There will be no Planning board meeting in February.

Board updates: Frank Gilbert will no longer be on the board, he sold his house and is moving. We wish him a lot of luck. Ernie's term was up and the Town board decided to go another way. Our 2 new board members are Dot Wierzbicki, who used to be the admin for the ZBA she has a very good understanding of the zoning codes and procedures. Jackie Elfers owns a nursery/landscaping business in Blooming Grove has been a long time Chester resident. Has a lot of landscaping experience I will be a good asset to the board. We are not replacing Karen Arent we will still use her for the bigger projects.

Hills of Chester -90 Day Extension

Hills of Chester is still waiting to finish the Hills of Goshen. As soon as they finish on the Goshen side they will start on the Chester side.

Motion to grant the 90 day extension. Motion made by Bob. Second by Carl. Motion carried 7-0.

Siemens Sun-Edison -6 Month Extension

We got word from the engineering firm that they sold the project to a new company. When we gave the resolution of approval Dave had put in there that they have to get an extension after 6 months. This would be a 6 month extension to conditional final site plan approval.

Motion to grant the 6 month extension. Motion made by Barry. Second by Steve. Motion carried 7-0.

Since the new company is purchasing the project. Dave will call the engineer to discuss Assignment of Application.

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The one concern was the bond. They have to negotiate a bond amount that is satisfactory to Dave Donovan and the Town Attorney, that has not been done yet. There are no signed prints yet until all conditions have been met.

Durma 2 Sub –Public Hearing

Bill Durma – This is a simple 2 lot sub-division dividing off 19.25 acres to satisfy his mother's estate. It is going to stay agricultural with proposed a running shed for live stock. Plan is to get some beef cows and raise them for the family. His sister Pat Miller already chunked off her share last year.

John: The only thing that Al had concerns about was whether or not there was enough survey information that the county will accept this map for filing. Received the short form. Don't know if items 1-4 from Al's previous letter was satisfied.

Alexa: I spoke to Matt after the last meeting, and forwarded him the letter as well and explained to him what he needed to do, he said ok. But I haven't gotten anything from him yet. I will call him again tomorrow, I don't know if he was aware that we should have gotten the map for the meeting.

Don: Al also asked for, typically with new subdivision comes in we make sure we own 25ft from the center line in. This way if they ever widen Johnson Road or put curbs in they have it. So these few items have to be taken care of.

Dave: It will make sense for you or your surveyor or whomever to go to the county clerk's office first they will look at the map before you have the chairman sign, there has been situations twice in the last month where the county clerk has rejected maps for various reasons. The font wasn't large enough, print wasn't clear enough, certain information they want wasn't there, so it will save you time if you get everything squared away before the chairman signs them. It cost money to duplicate it.

Polled board for comments. No comments at this time.

Let the record reflect the legal notice was published in the Times Herald Record and the certified mailings have gone out. At this time I will open the public hearing.

Denise Rolland-Brennan court – She didn't know the scope of the project, got a notice to be here. Chairman explained what the project was, she had no objections, she just wanted to know.

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

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Motion to close the public hearing. Motion made by Bob. Second by Carl. Motion carried 7-0

Whenever you are ready, take the map to the clerks and have it looked at and talk to your engineer to make sure all points are taken care of. Then we can give you approval at the next meeting. March 1st meeting at 7pm.

AJ Ross –Architectural Review

New sign was submitted over the door in the front, previous “Linda Ross” sign was declined. Previously board said the front “AJ Ross” sign was fine. The signs in the back were also ok.

Poll Board for comments:

Bob: Looks fine

Carl: looks good

Don: I’m fine

Dot: I just have a question, Are you going to take the sign on the side of the building off?
Alan: “Mmhmm” nods yes Dot: That one doesn’t fit.

Steve: I don’t have anything

Barry: It’s a lot better than the other sign. I approve.

Motion to grant Architectural Approval for front and back signs. Motion by Steve. Second by Carl. All in favor. Motion carried 7-0

Don: You still need permits from the building inspector. We will send them a letter granting approval. We only approve the look of the signs in Sugarloaf.

The Castle Billboard –Site Plan Review

Jim Dillin PLS is not present tonight. Brian Leentjes owner.

The Billboard is the same billboard we approved when they did the event grounds. It’s the same billboard that he made it look like and built like a digital billboard without the digital face. Its opposite of the lake. It has one single monopole. The biggest question was about the 1000 feet. (Don pulled up ecode on screen) the business of non-conformity, they are not non-conforming any longer this is a permitted use in the Town of Chester. But it’s only permitted to the ones that were installed prior to the adoption of this chapter. So this is now a permitted use. The 1000 feet (Don pulled up ecode 98-21

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(H)(2)(b) and read) This was pre-existing prior to the adoption of this chapter here. They did an inventory list of all the billboards. Even though this billboard may be within 1000ft of the Holiday Inn billboard this was pre-existing and doesn't count. It's not being moved, he is just changing the face of it to make it digital.

Al Fusco Letter:

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- 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

January 5, 2017

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

RE: Review as requested by Chairman Serotta of
Intent by Town Board of Billboard Ordinance

Dear Chairman Serotta,

The Town Board had requested me to prepare a new billboard ordinance, particularly related to digital billboards. In regard to the Castle request to upgrade their existing sign, the sections of the new code specifically address this as follows:

98-21H(1)a:

Only those existing billboards installed prior to the effective date of this chapter are permitted in the Town of Chester. Such billboards must be maintained, repaired and upgraded in accordance with the standards set forth herein.

98-21H(1)b:

Any double faced billboard having back to back surface display areas no part of which is more than two (2) feet apart is considered to be a single billboard except for pre-existing signs.

Article III Section 98-8C(5): Pre-existing Digital Signs.

- A. Digital sign installed prior to the effective date of the attachment to this chapter is permitted to remain until the sign is replaced, provided however such sign shall conform to the requirements of this subsection if these requirements can be complied with without replacing the sign.

A pre-existing digital sign is required to comply with all sign regulations that were in effect at the time the sign was installed but can upgrade with Planning Board review of condition, location, need and compliance with Town Comprehensive Plan approval can be conditional if given.

CONCLUSION:

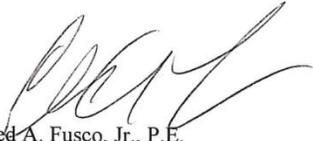
The Town Board and me, as author of these amendments, had this sign in mind when the ordinance was drafted and passed. Therefore, subject to the upgrade, technical requirements and Planning Board conditional approval, this application can be approved by the Planning Board.

Our previous comments still stand as of this date. I have no new submittal.

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Please advise if you need further information.

Very truly yours,



Alfred A. Fusco, Jr., P.E.
FUSCO ENGINEERING &
LAND SURVEYING, P.C.

AAF/cam

cc: Alex Jamieson, Supervisor
Scott Bonacic, Esq.
Linda Zappala, Town Clerk
Alexa Burchianti, Planning Board Secretary
Dave Donovan

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There is a section of the code regarding maximum intensity, luminaires' etc. that he wants on the plans verbatim.

Need a structural engineering plan or some sort of certification of what is there existing is sufficient in terms of structural integrity to support the electronic digital sign, I don't know if Al wants a letter of certification or if he actually wants a blueprint showing how it's going to be connected to the existing pole. Brian: Just so you understand, when I went for the building permits the engineered plans had designs for digital, future digital and change over. Spoke to the building inspector and he is very satisfied with that and will make sure Al gets a copy of that. John: Al needs to see that; 100mph wind load is unbelievable force. Brian: We poured 5 truckloads of concrete on the footings so yeah it was designed for the 100mph loads. I will make sure you get a copy of that.

Need to do 239 action and public hearing.

Brian: This already had a public hearing for the initial change over, is there any way not to do another public hearing on this because of the existing condition and have gone thru that process already.

Dave: What I'm seeing in the code. Every billboard or modification thereto requires site plan approval by the planning board, there has been instances where we have waived public hearings in the past. From my own point of view if it's a close call you are better off having the public hearing. Don: one question, can he do the legal notice for the billboard and the workshop together. Dave: He can do one legal notice as long as both projects are called out separately on it. And mail out 1 notice for both for the certified mailing.

Poll board for comments:

Barry: No comment, you know how I feel about billboards I'll wait till after the public hearing.

Steve: No

Dot: Is it a constantly changing billboard? It's computer generated right? Brian: There is a code that it is I believe every 8 seconds it changes. Are you on the billboard? Don: no, then it becomes a digital sign. Barry: It's leased out to 3rd parties.

Carl: will both sides be digital? Brian: Yes.

No other comments or questions.

239 to County and as a courtesy we will send it to the village as well.

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Motion made to grant public hearing on March 1, 2017 7pm. Motion made by Dot.
Second by Carl. Motion carried 7-0. All in favor

You have to meet all the rules before the prints are signed. Have Jim Dillin call Al to find out the exact wording that needs to be on the plans.

The Castle Workshop –Site Plan Review

Brian Leentjes – Proposed 4800sq ft. building to be used as a workshop and storage.

Getting rid of the last cottage. The small temp building (leanto) is that in the village?

Brian: Yes

Barry requested rendering of the building at the last meeting. Renderings were submitted and posted. Elevation certificate was also submitted because it sits in the 100 year flood plain.

Al Fusco letter:

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Action:
239GML
Set public hearing.

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: Alexa Burchianti

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John went over comments from Al's letter. Brian: Jim didn't get a chance to finish the detail sheet that would address the rest of the comments on the letter.

Don: are you putting more blacktop down? Brian: Yes, not in the parking area, but on the hill where there is a roadway has a 8-10% slope we would like to pavement up there to the back side. So there won't be erosion problems. In front of the garage would like to have a slab of concrete and leave the rest gravel. John: is the rest paved or unpaved? Brian: unpaved it was for overflow parking. (Brian pointed out on the plan where the shadow parking is located) it is existing on the plan they're configured it so they would have more.

The renderings. The architect got a little carried away with the stonework on the building. I don't want the amount of stone. Would like to keep the stone low as to protect the building. Colors will match the event grounds building. Brown roof, cream colored stucco, and stone work. Same with the roof lines.

Barry: can you mock these up and resubmit Brian: yes

Dot: What is going to be in the upper level facing the road? Brian: Storage and would like to do a wood shop. We want to be able to service anything we do at the castle. They do a lot of painting, work on the go-carts. Some equipment for maintenance of the facility I'd like to keep inside as long as we aren't doing any projects or building anything in the maintenance building.

Don: Eventually we are going to need more detailed plan, some landscaping. Brian: Yes, absolutely, I want it to look like everything else we do there. Like the event grounds, we want to hide parts of this the part of the building that most people will see we will definitely push some bushes and landscape the other side. We will do a landscape plan. Jim had part of it done he just couldn't finish and get it to you in time. But we will get it to you as soon as possible.

John: He has all the comments, and have no objection to setting the public hearing. I would ask if he could bring the landscaping plan with you, there will be people most likely asking about landscaping.

Brian: Going to the ZBA meeting tomorrow night and if everything goes well would like to submit the zipline on the next meeting to discuss it. Don: ok we will get to that in a minute.

Alexa will send the 239 to the County and the Village for the billboard and the workshop.

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Dave: can you pull up the old plan with the zipline. Where is the pole by this workshop? (Brian pointed out by the angle on the side of the building) Dave: You're not going to know the answer to this, when Jim did the EAF we aren't at any kind of level where we are going to reach a threshold the SEQRA regulations admonish against segmentation. As so if we have an intergraded site that happens to be in 2 municipalities so the idea of the qualitative effects of the workshop and the zipline technically speaking are supposed to be analyzed together. I don't know whether the EAF would read any differently or not. Brian: I'm also doing the addition on the building is that what you are referring to I believe? Dave: Yes, and you are going to have a public hearing in the village for that and they want to be lead agency for the zipline? Brian: Unless you have a reason why you should be, no one has been declared lead agency on the zipline yet, if there is a reason why the town should be, this would be a good time to let me know.

Dave: I would feel better if we were able to do the public hearing on the workshop and the zipline together. It would make more sense.

Barry: Not only do you have the pole you have the guidelines. I want to see where the guidelines go in relationship to the workshop. You might have your guidelines go right where the proposed guard rails for argument sake. Or your engineer might say your guide wires are over the property line. John: on the flip of that coin, he does really have an engineering design on the zipline nor does it seem to me that he's at the level of being able to have a public hearing so, while I understand you don't want to segment under SEQRA I don't know how you could do that cause it could be 2, 3, 4 months before he actually has detailed complete engineering design for us to be able to say let's move forward with a public hearing. So, I don't know the answer. Dave: Best practice is to intergrade it and do it all at once, is the world going to end if we don't do that on this project, probably not.

Motion made to grant public hearing on March 1, 2017. Motion Made by Dot. Second by Bob. Motion carried 7-0.

Meeting adjourned.

Respectfully Submitted,

Alexa Burchianti
Planning Board Secretary