

**TOWN OF CHESTER  
PLANNING BOARD MINUTES**

**June 7, 2017**

Meeting called to order: 7:04PM

Members present: Chairman Serotta, Dot Wierzbicki, Jackie Elfers, Carl D'Antonio, Bob Conklin, Barry Sloan (late arrival)

Also Present: Dave Donovan-Attorney, Alexa Burchianti-Secretary, Al Fusco-Engineer

A motion was made to adopt the minutes from April 5, 2017 and May 3, 2017. Motion made by Dot. Second by Jackie. Motion carried 5-0

Next meeting of the Planning Board is scheduled for June 21, 2017. Meeting cancelled for July 5, 2017

**Ridgeview Estates– 90 Day Extension**

They have started some work on the project because of the Indian bats. So they could cut some of the trees in the right of way. And then were stopped because they need to Get there NOI and SPEDES permit. There is a change of ownership and they have been discussing with Scott Bonasic about a developers agreement. Al has reviewed it and agrees with the bond amount. Other than some of the verbiage isn't quite ready. But they are moving forward.

Motion to grant a 90 day extension. Motion made by Dot. Second by Jackie. Motion carried 5-0

**Hudson Solar– OC Citizens Foundation - Public Hearing**

Community Solar project. Utilizing 1.5 acres of the 54.4 acre parcel. People on the O& R grid can take advantage of the solar benefits without having panels on site or have too much shade by purchasing "solar credits" and have it taken off the bill. This array could offset about 58 homes.

New plan with landscaping screening was pulled up on the projector. Showing silky dogwoods and forsythia's sitting on the outside of the fence as the screening around the array.

Karen Arent Landscape Architect: Would like to see the shrubs continue down the left side. Need to specify size of the plantings on map. Forsythia's 5-6', Dogwood 3ft, Fencing detail is fine. And the plantings should be about 5ft off the fence.

Al Fusco letter:

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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

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June 7, 2017

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

Re: Hudson Solar

Dear Chairman Serotta,

We have reviewed the recent submission and offer the following:

**PROJECT:**

Name: Solar Field  
SBL: 13-1-46 (23-26 White Oak Rd)  
Zone: AR  
Acreage: 1.54 acre disturbed – 54.4 total acres  
Material: OCDP Report  
Decommissioning Plan  
Karen Arent Report

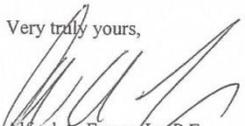
**COMMENTS:**

1. The Orange County Planning Department suggests a visual impact assessment which had been mentioned at the last Board meeting. It is the Board's prerogative if they want one.
2. Landscape Architect requests a rustic fence. We requested a detail.
3. Landscape Architect suggested planting on all sides. I agree. The forsythia is a good choice.
4. I do not agree with the decommissioning plan, although I understand their approach. In reality, if they do not clean up the site voluntarily, the Town will hire a contractor at prevailing wage to restore the site. They will not salvage what they developed. I recommend the \$30,000 as a bond.
5. Board comments.

Action:  
239GML  
Close public hearing  
Prerogative 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  
Cc: Alexa Burchianti

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Al Fusco stated that he does not agree with the salvage value of the bond. He does agree with the amount of \$30,000. If Town is to remove the array they will not worry about salvage for scrap.

Counsel Donovan: Our ordinance is under review so we don't really have anything set forth about this. The last project we approved we talked about a bond amount to be set in the future. I don't know if we characterize this as a public improvement. We don't establish bonds on other improvements for other people's property. I place that out there for discussion.

Chairman Serotta: I think we have the right to put reasonable conditions. So the one condition is that you will have to negotiate a bond amount with the town attorney. I don't want to see Nancy 20 years from now out there trying to get this out of there or the Town having to do it. We just want to have a safety net.

Jeff Irish – The project Engineer. The matter of decommissioning the cost of community solar projects is it's new. It's being discussed at the State level and being debated. Most of the analysis's show that the in the case where there is not prevailing wage, the scrap value far exceeds the decommissioning cost. Now, you requested that prevailing wage be assigned so we analyzed it that way. It's important to know whoever takes this system down whether it's the highway department or a contractor; they will be removing about 42,000 pounds of steel. About 12,000 pounds of aluminum. 1400 pounds of copper wire. That's just the thought of the value right now. I acknowledge the decision that you have to make.

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DPW Response:



*Steven M. Neuhaus  
County Executive*

**ORANGE COUNTY  
DEPARTMENT OF PUBLIC WORKS**

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**Christopher R. Viebrock, P.E.**  
*Commissioner*

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

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

Via Email: [aburchianti@thetownofchester.org](mailto:aburchianti@thetownofchester.org)

May 5, 2017

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

Re: Hudson Solar  
23-26 White Oak Drive, Chester NY 10918, Section 13 - Block 1 - Lot 46  
Project Engineer: Jeff Irish, PE  
Project Name: OCCF Community Solar Array

Dear Mr. Serotta:

This Department has reviewed the Application for Mandatory Review, Project Narrative, Site Plan Application, Property Description, Site Plan with Topography, Preliminary Site Plan Checklist (3 Pages), Full Environmental Assessment Form (13 Pages), and the Planning Board Disclaimer Statement (1Page) for the above referenced project and it appears that there is no traffic, drainage, or any other impact to any County Road or County owned property.

Further review of this project will not be required by the Orange County Department of Public Works under Section 239-f of the General Municipal Law or Section 136 of the Highway Law.

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

Very truly yours,

Mike Carroll  
Senior Engineer

cc: Travis Ewald, PE, Deputy Commissioner  
Michael Villarosa, PE, Principal Engineer  
Jeff B. Irish, PE, Project Engineer

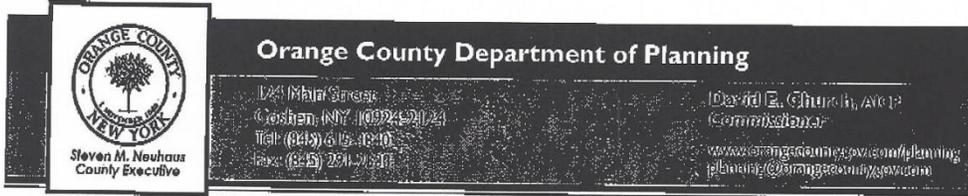
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**June 7, 2017**

OCDP Response:

Jun. 5. 2017 3:59PM

No. 1171 P. 2



**County Reply – Mandatory Review of Local Planning Action  
as per NYS General Municipal Law §239-l, m, & n**

**Local Referring Board:** Town of Chester Planning Board      **Referral ID #:** CHT 06-17M  
**Applicant:** Hudson Solar      **Tax Map #:** 13-1-46  
**Project Name:** Hudson Solar - Citizens      **Local File #:** none provided  
**Proposed Action:** Site Plan for installation of 300 kW solar array  
**Reason for County Review:** Within 500 feet of County Routes 13 and 82  
**Date of Full Statement:** May 4, 2017

**Comments:**

The Department has received the above referenced site plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to offer the following advisory comments:

**Visibility:** The proposed solar array will cover 1.48 acres of the Orange County Citizens Foundation property, close to both Kings Highway (County Route 13) and Bellvale Road (County Route 82), and may be visible from both those roads and the Seligmann Studio. We advise the Town to evaluate the visibility of the solar array by conducting a visual impact assessment. In order to protect driver safety on the roads and minimize visual impacts from the studio, vegetative screening or other measures may be necessary.

**County Recommendation:** Local Determination

**Date:** June 5, 2017

**Prepared by:** Megan Tennermann, AICP, Planner

  
**David Church, AICP**  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available online at [www.orangecounty.gov/planning](http://www.orangecounty.gov/planning).

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Poll board for questions or comments:

Bob: One sentence from OCDP has me a little bothered. Only worried about Kings Hwy & Bellvale. Stated he was more concerned about the impact on the 7 residences on White Oak Dr. They will have more a visual impact.

Counsel Donovan: The County's role is for inter-municipal or county wide impacts.

Chairman Serotta: That is really for us to look at.

Chairman Serotta brought up a Bing shot of the property on the projector.

Chris Patak pointed out the approximate location where the array is proposing to go.

Bob Conklin wanted to know why it couldn't be pushed back further. Chris stated the topography of the property wouldn't really allow it, that it would be very difficult.

Chris also stated that 4 pieces of pipe were put in so everyone could see where it was going to be laid out.

Karen: Stated the 1 thing she is concerned with an area that had no screening, and that 1 house would have a visual.

Jackie: Mentioned green giant evergreen trees for screening as well.

Karen and Jackie both agreed to mix the green giants.

Jeff Irish asked how tall they get, Karen stated very tall. Mr Irish stated it could be a problem for shading.

Green Giants on the original plan will be put back in.

Note to be put on plan about the area that is being brought back to the natural vegetative state. That it will not be disturbed, so once it does grow back in it will add more coverage especially in the winter.

Let the record reflect that the legal notice was posted in the Times Herald Record and the certified mailings have gone out.

Public hearing is now open:

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Zungoli email of support:

**Alexa Burchianti**

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**From:** Donald Serotta <donaldserotta@yahoo.com>  
**Sent:** Tuesday, June 6, 2017 12:59 PM  
**To:** Dot wierzbicki; Alfred A Fusco Jr; Carl D'Antonio; Alexa Burchianti; Jackie Elfers; Dave Donovan; Barry Sloan; Robert Conklin  
**Subject:** Fw: Community Solar

FYI

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

**From:** Nick Zungoli <[zungoli@optonline.net](mailto:zungoli@optonline.net)>  
**To:** Don Serotta <[donaldserotta@yahoo.com](mailto:donaldserotta@yahoo.com)>  
**Cc:** [bonnie@occitizensfoundation.org](mailto:bonnie@occitizensfoundation.org); Nancy Proyect <[nancy@occitizensfoundation.org](mailto:nancy@occitizensfoundation.org)>  
**Sent:** Monday, June 5, 2017 12:10 PM  
**Subject:** Community Solar

Hi Don,

I'm unable to attend this Wednesday's Planning Board meeting.  
However I am in strong support of approving the Community Solar project.

Because of my buildings orientation in Sugar Loaf, it's size and design as well as the trees surrounding my property, I am not able to install solar panels.  
A majority of buildings in the Sugar Loaf hamlet have similar difficulties. By allowing the OCCF to create this solar array, I will benefit substantially.

Although I currently purchase my electricity from Green Energy, the solar array would be a great step toward energy independence for myself and our community.

Thank you and all the Planning Board members for your efforts.  
Nick

Nick Zungoli Photographs  
Exposures Gallery  
Sugar Loaf, New York  
Open Fri, Sat, Sun - 11 to 5  
[exposures.com](http://exposures.com)  
845 469 9382  
[zungoli@optonline.net](mailto:zungoli@optonline.net)

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Leslie Smith: Why use the natural topography and not excavate and lower the system.

Gene Forsini white Oak Drive: owns 2 properties on white Oak. Stated that project isn't sustainable without the plan to expanding considerably to become profitable to pay the foundation a reasonable lease. I don't think the site the gateway to the village is appropriate considering the expansion needed in the near future. The 1 ¼ acre proposal to me is a ploy to get started. 58 homes dollar wise pays a gross amount of \$100,000 including the delivery charge. The investment of an acre and a quarter is obviously dependent on future expansion. There is a tranquility present for the many people who walk Whit Oak Drive daily. I would hate to see that lost.

Nancy Proyect OCC Foundation – Thank you for considering the project and for allowing public comment. For those who aren't familiar with the Citizens Foundation I'd like to give a brief overview and very brief history of how we wound up on the property. That may help understand why having community solar on our property is so important to us and our mission. The Citizens Foundation was founded 46 years ago by the county's first county executive Lou Mills. He along with a number of engaged citizens organized the foundation to raise funds to purchase which is now the D & H Canal Park in the Town of Deerpark. Within about 10 years the foundation established itself as an organization dedicated to land preservation and expanded its role into public policy and education on important topics for our growth, including better land use management, infrastructure, and natural resources. We spun off the Orange County Land Trust in the early 1990's to allow them to focus on pure land conservation while we dealt with deeper to improving quality of life through public policy, community development and education. Creating a platform for people to bring new innovative ideas. At about the same time Arlette left her estate in the trust to benefit the Citizens Foundation. The estate included a small sum of money, a good deal of art work and the 50+ acres property which was deeded directly to us (OCCF). Took a few years and a lot of effort but sold most of the art work, and renovated the property to house our offices and galleries. We moved to the property in 2001. Since that time we have carried out our mission here and have endeavored to be good stewards within our very limited budget. I tell you all of this to give you a sense of who we are and why we do things and what is important to us. We consider environmental sustainability in everything we do, we support renewable energy and have looked for ways to minimize our footprint. We have always supported solar energy, and when we learned about community solar we recognized it could be a valuable tool to meet our desire to be a model for sustainability and to help others in our community that could not have solar on their property, save money and be more sustainable. Hudson Solar is a reputable, local company that has completed many projects in the region. We did our do diligence and interviewed a lot of companies. But settled on them because they were local and because they have been

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around for many years. They already have a list of residents interested in participating in the community solar program, they are ready and willing to screen the solar panels and have met all other requirements set forth by the planning board. Allowing this project to move forward will allow us to be good neighbors and provide a service to those, who like us would like to be more sustainable. And will even provide the Town of Chester and the Hamlet of Sugar Loaf as forward thinking, innovative and sustainable. Community solar at the Citizens Foundation is good for our community. So thank you again for considering the project on behalf of our board of trustees and we hope you'll approve the project.

Rosemary Shaunacy, White Oak Dr. – states the height of it will be seen by everyone who lives on white oak drive. And also the neighbors on Kings Hwy. States the screening will be seasonal. Believes that all winter they will be looking at it. Not appropriate in that field. Believes it will change the character of the neighborhood. Objects.

Alicia Forsini White Oak Dr. – State that she questions 2 things, the feasibility, this is Agricultural district, is AGs land. Applauds Nancy for everything they have brought to the community and has done a lot, But understood when she purchased land 21 years ago that it was all conservation land. And that Arlette wanted nothing changed on the property. Just doesn't see the project being feasible.

Veronica Mott, Bellvale road – Got solar about 8yrs ago, love it, on roof of her house. This is ag land setting precedence, is that what you really want to do. There's a lot of open parking lots that could be turned into solar arrays. That thinks would be a much more progressive application.

Tracy Shuh – Understands the benefits. Doesn't understand the specifics. There is no town regulation on solar. There are no guidelines on where it should or shouldn't go. No visual assessment criteria. Wasn't sure if another location was possible maybe another field behind the building was feasible or if it was looked at as an option or not. As far as the visual comments, suggested the stormwater sheathing or the orange construction fencing staked out whole acre and a half. So the people that live there can see it or not. No photo perspective of the location. Showed photos from the area back in April and showed how bare. Doesn't know how long it would take for landscaping to grow in. Suggested rows of plantings. Site notes on responsibility on plantings on the site plan. As far as the property, assumed the property was conservation as well, last meeting was mentioned there was no deed restrictions. Went and looked at deed, on deed made reference in accordance with provisions in the will. Thought that was weird thing to have on the deed, looked at the will. Wanted to hand in a copy of the will, not knowing what the Citizens Foundation will want to do in the future to develop the property.

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Would hope they would put some kind of conservation easement or some restrictions. Quoted certain exurbs' of the will in regards to goals and objectives.

Donald Stark, White Oak Drive – Stated believes property value would go down. Believes the intent is to add more.

Walter Kannon, Sugar Loaf – Stated he put solar panels 20 yrs ago to heat water in his house. Didn't work. Stated if this was in New Mexico or Arizona I could say these solar panels would work. Stated the negativity is the visibility of panels. Agrees that they will add more panels. Believes will ruin a beautiful community.

Alicia Forsini – Implores the board, before Nancy's time. When they settled the Sieligman foundation they did a lot of damage. Pointed out by a local citizen (won't say the name) he called them on it, they did their whole septic wrong. Called the EPA on them and stated the EPA said they had to fix it. The Sieligman foundation, OCCF was responsible for repairing the damage that was done. Doesn't know a lot about it, it was very old history, it was way before Nancy, but that's what happened.

Justin Rider – Current Chair of the Board of the OCCF. Stated he wanted to clarify a couple minor points on ownership of the property. They are landowner like everyone else there. There are no restrictions on our property. Obviously wants to follow zoning and guidance. There were several good comments on appropriate screening and intend to abide by those. Never had discussion on expanding the solar. They do believe in it as a quality of life initiative. We do think it is healthy for the community. It's not our intention to go up and down 54 acres. We think it's a well sized prudent project and that's why they are excited about it. Again there are NO deed restrictions on the property, would be happy to converse with Mr. Donovan or with Mr. Bonacic if that's required. Thank you for review of the project.

Jeff Irish, Project engineer – Stated he felt a need to explain how this will look since most comments were because of visual impacts. Pulled up stamped site plan. Designed the system to have an abnormally low profile. Most solar farms going in these days are 12-26 feet high. Designed the system to have a maximum height of only 7 feet. Rows are arranged in East, West way. Solar arrays are very visible when you look at them from the South. They are not very visible when you look at them from the North because the back of the modules are white and then have a tendency to blend in with the sky and clouds and surroundings. There's no visibility of the system from the South. The only way to see it is if you climb up on the property to look down at it. Neighbors to the East and West. What they are going to see is a side profile. Which is a very minimal profile. Marked on plan how far it is from the nearest home which is 289 feet. There will also be screening all the way around. From the West is 246 feet. Again looking at it from the

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side profile which has the least visual impact. Already has a row of trees. And adding all the other plantings. Appreciates the concern that no one wants to look at it. They have taken great care to minimize the visual impact.

Rosemary Shaunacy – Asked if there is another location that they can look at.

Gary Winship, White Oak Drive – Stated the house that is measured at 289 feet from the array is the lowest house on the road. Stated his house is about 20 feet higher and the panels will be right in his front yard. Did they look at any other spots on the property.

Chris Patak – There was some wetland issues.

AnneMarie McKennan – Stated this is something that they want to do to help themselves, why do they have the need to help the community? Why does this have to be a community project? Who gets the money? Who makes the money?

Tracy Shuh – Stated everyone is talking about visual impact. If time is taken do an actual assessment “Line of Sight”. If they do more than just 4 stakes. Do it with temporary fencing, so people could see it or not. Seasonal line of site.

Gene Forsini – Stated again they must be doing more than just acre and a 1/4.

Walter Kannon – Stated he would like to see the time Solar energy here in the Northeast is efficient and flourishes enough that it doesn't require government backing and welfare to run a program.

Clif Patrick – Stated went to look at the site. Had a hard time seeing the pipe. Like Tracy suggested putting up fencing to be able to see the entire scope. Believes it would be more effective.

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

Barry: In lieu of the controversy, maybe should put up a fence and let the board walk it and look at it. All for solar, however feels this property wasn't a good location. Would like to keep the public hearing open.

Dave: Make it clear what you want to see, fencing, line of sight drawing etc...

Al Fusco: Stated we had talked about a visual assessment, you can be more specific. Similar what we did for the other solar field. Distance from the houses to the field. Computer generated how the slope goes down, what you can see. It doesn't hurt to make corners more visible, don't know if you want to put a fence up.

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Jeff Irish – Can he propose something? How about erecting some posts with boards or 2x4's a mock up. So there's a better view. Make it same size and color of the panels. The only thing we can't simulate is the screening.

Motion made to continue the Public Hearing to June 21, 2017 at 7pm.

Motion made by Barry. Second by Carl. Motion carried 6-0

Planning Board will meet on Wednesday June 14, 2017 at 6:30 at OCCF to view the mock panels.

**Laura Stubecki– Architectural Review**

1406 Kings Hwy across from post office. Proposed sign and colors for the building. Occupational Therapy practice and a pre-school.

Color of the building Ferndale green (sage) and the trim beige. Colors submitted.

Polled board for comments and questions. No questions or comments.

Motion made to grant architectural review for the sign and the colors of the building. Made by Bob. Second by Carl. Motion carried 6-0

**Ken Reiger - Fox Hill – Architectural Review**

Proposed colors for Fox Hill lot 6. Ridge overlay. Colors submitted along with roofing type and color.

Polled board for comments or questions. No comments or questions.

Motion to grant Ridgeview Overlay approval made by Dot. Second by Jackie. Motion carried 6-0

**Castle Zipline – Site Plan Review**

Jim Dillin and Brian Leentjes. Site Plan brought up on projector.

Preliminary conditional final approval from the Village. Subject to the hours of operation after a 1 year period to be reviewed. Parking note. Note #10. Agreed all plans with town and village, no approvals on anything that would affect the parking without notice. Joint note on the plans.

Amended site plan changes, box notes. Jim Dillin read notes. Note #7, Note #10, Note #8, Note #9. This new map clarifies exactly what these maps are for because there have been 17 site maps before the board.

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Overflow parking added 2 more parking spaces on sheet 2. Hours of operation are now reflected in note #8 all outside activities in the village and town of Chester 8am-1am hours to be reviewed after 1 year by the village of chester planning board. Outdoor recreation area and music in Town to end at 10pm.

Karen note:

**KALA**

Karen Arent Landscape Architect

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**To:** Chairman Donald Serotta and the Town of Chester Planning Board

**From:** Karen Arent, Landscape Architect

**Date:** June 6, 2017

**Subject:** Castle Zipline

**Consultant:** James Dillin

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**COMMENTS:**

1. The pole will be visible from various locations. Lighting of the pole should be minimal, whatever is necessary in accordance with aviation regulations.
2. In my opinion, the cell tower should be painted the same grey color that cell towers are painted so it blends in with the landscape. There should be no sheen at all.

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Polled the board for comments and questions. On color of the pole.

Barry: Anything but white. Prefers navy blue.

Dot: Ok with white.

Jackie: White would be fine as long as it's not a high sheen.

Carl: Depends on the time of day.

Bob: Agree with Carl.

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Al Fusco letter:



▪ 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

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June 7, 2017

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

Re: Castle Zipline

Dear Chairman Serotta,

PROJECT:  
Name: Castle Zipline

Comments:

1. Landscape Architect comments shall be adhered to.
2. ZBA had approved the height of the Tower for the zipline.
3. The Village has approval over the zipline and is SEQRA lead agency.
4. Applicant has addressed my concerns.
5. Board requested future site plan amendments include a parking review.
6. 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

Cc: Alexa Burchianti

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Poll the board for comments or questions. No comments or questions.

Dave: Read copy of the draft resolution. New date on #2. Board should decide on Karen Arent comment.

No SEQRA to vote on, No lead agency, Lead agency was the village. Delete Karen letter in resolution.

Motion to grant conditional final approval, made by Bob. Second by Carl. Motion carried 5-0-1 Barry abstained.

**INSERT RESOLUTION:**

**Alan Sorenson – Board Discussion Zoning Amendments**

Alan Sorenson read through the zoning amendments changes and additions that the zoning committee came up with on solar, billboards, definitions etc. zoning amendments that was worked on by the Zoning Committee to implement various recommendations of the comprehensive plan of 2015.

Clarification of some definitions, and added. Some map amendments. Slight revision regarding billboards. Religious institution more clarifications.

Prevision added at the planning board discretion on certain site plan applications to give adjoining landowners notice.

Going through the tables AR3 church or similar place of worship no longer allowed in AR3 district. Also in that table schools are removed from AR3 district. And Alan believes that is the only district it is removed from. SR1 some items were stricken. LBSL replaced the terminology of schools of special instruction with more defined definition. OP, IP, I AG, added small, large and utility scale solar amongst a few others. Small scale solar would be allowed in the SR1, SR2, SR6, LBSL, district. AR3 allows all 3. Read definitions of all 3 sizes of solar and explained the distinctions. Side and rear yard setbacks. Provisions for fencing. Total area coverage. Decommissioning Plan and bonding of solar arrays. Alan stated this was the first round.

This will all be consistent with the comp plan.

Barry: Need time to review. Chairman: Take a look at everything, especially solar and we will have a discussion.

Discussion went back and forth on visual assessment and the housing for the transformers on the solar arrays, along with the decommissioning bonds. Billboard law was pulled up and discussed as well, the giving the planning board the authorization to

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relocate a pre-existing billboard as long as it doesn't increase the total number of billboards otherwise allowed.

All tables were modified to match the new amendments.

Once the board reviews it as individuals, the amendments will be discussed at the next scheduled meeting on June 21, 2017.

Dave: Counsel advised everyone to look at 98-39 (A)(1) & (2), you can comment on any way you feel appropriate, however 98-39(A)(1) & (2) the board has to be included in the report.

Meeting adjourned.

Respectfully Submitted,

Alexa Burchianti  
Planning Board Secretary