

TOWN OF CHESTER
PLANNING BOARD MINUTES
July 17, 2019

Meeting called to order: 7:00pm

Members present: Chairman Serotta, Jackie Elfers, Dot Wierzbicki, Bob Conklin, Mark Roberson, Carl D'Antonio, Larry Dysinger

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

A motion was made to adopt the minutes from May1, 2019 and June 5, 2019. Motion made by Larry. Second by Dot. Motion carried 7-0

Next meeting of the Planning Board is scheduled for August 7, 2019

Board updates: Meadow Hill hasn't gotten the SHPO back yet and asked to be rescheduled.

All Pets Veterinary Hospital-Architectural Review

Mark Lane

Property is located at 62 Wood Rd in Sugar Loaf. Applicant is present for Architectural Review for his sign and to make sure his business fall within the scope of "office for professional use". He is a licensed Veterinarian.

Chairman Serotta brought up code 98-29 (v) on the screen, one of the questions was, will there be any outdoor kennel, run way, exercise pen because you would have to be 300 feet from any lot or street line. Mr. Lane stated no. 2nd question was regarding disposing of fecal matter and enclosed food storage to avoid odors, pollution or vermin. Mr. Lane stated that he has a contract to pick up medical waste and bodies of the dogs and cats that were euthanized. There will be no cremation on site. Fecal matter goes in the regular garbage.

Polled board for any comments or questions:

Mark: Office hours? Mr. Lane stated his office hours are typically Monday-Saturday but is available to his client's 7 days a week.

Jackie: Is there an area outside for the dogs to go to the bathroom before they come in for a vet visit? Mr. Lane showed on the pictures where there is an area with grass that he will clean up. Chairman suggested put up a sign "clean up after your dog" and maybe bags. Mr. Lane stated and showed where he will put up signs.

No partitions or structural changes.

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This building had already received site plan approval; this was just really a change of use but is consistent with the use subject to 98-29 (v).

Motion was made to write a letter to the building inspector that it doesn't need site plan approval but does need to follow 98-29(v). Motion by Jackie. Second by Larry. Motion carried 7-0

Sign - Architectural Review- Mr. Lane showed the previous sign he already had and is keeping it the same just changing the phone number.

Larry: Does it conform to other signs in Sugar Loaf? Chairman stated signs are kind of all over the place bottom line is, are you comfortable with this sign. Larry stated he doesn't have an issue with the sign, are there requirements on where it can be put as far as the location? Chairman stated that the building department will handle that. There is a code that it has to be a certain amount of feet from the road etc. and will have to get a building permit for it. Larry: No objection to it.

Bob: He's fine with the sign as long as it complies with the size and location as the building inspector determines.

Motion made to grant architectural review for the sign made by Bob. Second by Carl. Motion carried 7-0

Westervelt/Synergy-Site Plan Application

Jeremy Valentine from McGoey Hauser is present to represent Ryan Westervelt who is proposing to add bay doors to the existing building located at 509 Bellvale known as the Saw Mill. All driveways are existing. There is an existing house, garage, and barn/garage. The facility is going to be used to collect clothing and package and ship out. Also looking to do some landscaping and fencing. Only looking for a couple of employees.

They will keep the house residential and rent it out. Hours of operation Monday-Sunday 8am to 7pm. Trucks would be anytime. They will not be storing anything outside; there is another barn/garage that they can use for overflow. No bins stored onsite. Fence would be behind the trees.

Chairman asked what kind of trucks? Jeremey Valentine stated they would be mostly box trucks but would be designed to handle tractor trailers. They would pull in on one side back in and leave from the other side. They are hoping that business will get good enough to need those kinds of trucks. But primarily it will be the bigger box trucks.

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Chairman asked how many per day? Jeremy said he will talk to Ryan but he believes he was looking at 2 or 3 a week. Not 2 or 3 a day, but he will confirm with him.

Chairman pointed out that the surrounding property is also looking at doing warehouses so we have to take that into consideration. Chairman stated that with the house, the residential piece, how do we protect if there is a family with children living there. A gentlemen stated (couldn't understand his name on the audio) that it was a 1.5 bedroom house so obviously 5 people wouldn't fit in there, if that was an issue, he's sure that he would put some kind of restriction on how many people could live there. Chairman stated he's more concerned if there is even just one kid. There needs to be some kind of fence, there will be tractor trailers, needs to segregate the residential house for children or dogs etc. Jeremy Stated he would talk to Ryan and do maybe a 4' fence for protection.

Another question the Chairman asked was why so many bay doors? Jeremy said that ideally they are probably only going to need 2 now but if business is good they don't want to have to come back to the planning board to add another 2 doors. So they just figured they will get the approval now.

Polled board for comments:

Bob: Was a little confused between the 2 projects with the warehouses and the saw mill. Chairman pulled up the property on the website and also pulled up Ostreicher site plan. This is the accumulative effect of the trucks that the chairman was referring to. Bob stated that the 2 sides of the building are wide open. Jeremy said that the face that's facing county 13 is going to be closed in and the bay doors in the back. Also stated that each driveway should have signs and should be one way in and one way out.

Larry: This is a 2 lane road, reinforces his point (from the Ostreicher site plan) of a center turning lane. There is no shoulder. There should be a shoulder or a wider radius so they aren't swinging way out into the street. It's a safety standpoint.

Chairman stated that he received a couple of emails with concerns with, if the trucks make the left how do we stop them from going through Sugar Loaf. Doesn't see it being much of an issue it would kind of being going the long way. Unless they are going to Warwick. Chairman stated, we had that issue with 191 Lehigh, he doesn't know how you would be able to restrict that anyway, you can't say that they can't have a tractor trailer if someone is building a house or orders something from Lowes or bringing truss's in then need tractor trailers.

Bob: It's a little clearer now. But feels they should have the signs.

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Mark: The existing dwelling, needs to have a fence. Hours are a little concerning, having trucks running through there from 7a-8p 7 days a week. Lighting? Jeremy stated that it's dark sky compliant and fully shield light. Lighting is on the 3rd sheet.

Bob: Was thinking about what Larry was saying about the road configuration, this is a county road, it will get referred to the County? So they would comment on it. Chairman Yes.

Al Fusco Letter 7/16/19:

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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

July 16, 2019

Town of Chester
1786 Kings Highway
Chester, NY, 10918

Re: Westervelt
Our File #CH-180

Dear Chairman Serotta,

We have reviewed the material submitted and offer the following:

Project: Clothing Packing
SBL: 17-1-9.1
Zone: IP
Acreage: 4.53 Acres
Material Reviewed: Plans – McGoey, Hauser & Edsall

Comments:

1. Plans to be stamped by L.S. and P.E.
2. The DEC mapper has shown threatened or endangered species – “Bog Turtle”. Please prepare study as appropriate.
3. The DEC mapper has shown wetlands in the area. Please identify the wetlands and impacts of the project on the wetlands.
4. Show parking spaces for employees and customers; handicapped space to be identified and paved.
5. Show details of flagpole, especially base and height.
6. Show detailed lighting fixture proposal on plans. What is the lighting schedule (hours).
7. Does the house and old sawmill share septic and well?
8. Dimension accessory building and state use.
9. Proposed landscape to be shown.
10. Board comments.

Action:
239 GML

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 reviewed each item on his letter.

Dave Donovan was asked to take a look at the code regarding having a residential use and a business use on the same parcel. In the IP Zone houses existing or constructed prior to 2003 are principally permitted uses as is this warehouse type use. There are other residential zones that only allow one building per lot the IP zone does not allow that, this appears to him to be 2 principally permitted uses which would be permitted.

Need to buff up the plans to get ready to send everything to OCDP for referral and set up public hearing.

Looks like they will submit for September 4th meeting.

Discussion

Great Wolf Lodge is still somewhat active. We will be getting involved sooner rather than later, Blooming Grove is working on their comprehensive plan and came up with zoning changes. We can't do anything until we are officially handed a referral from the Town Board. And a local law type format. So there is no need to go over it now. Our roll will be to take a look at it and make sure that our comments go back to the Town Board.

A brief more discussion on procedure.

191 Lehigh Ave-Building Inspector accepted Karen Arent's letter stating he needs to clean up and put fence etc. another letter came back that they gave a schedule of paving the driveway, landscaper to clean up plants etc and waiting for the fencing. Jim has been staying on top of it.

Meeting Adjourned,

Alexa Burchianti
Planning Board Secretary