Meeting called to order: 7:02pm

Members present: Chairman Serotta, Barry Sloan (7:08pm arrival), Dot Weirzbicki, Carl D’Antonio, Bob Conklin, Konrad Mayer

Absent: Jackie Elfers

Also Present: Dave Donovan-Attorney, Alexa Burchianti-Secretary, John Novek-Engineer (standing in for Al Fusco)

The February 7th meeting was cancelled due to snow and re-scheduled today.

A motion was made to adopt the minutes from December 6, 2017 made by Konrad. Second by Dot. Motion carried 5-0

Next meeting of the Planning Board is scheduled for March 7, 2018.

Board updates: Town board referred to the Planning Board a new local law that will be discussed at the end of the meeting regarding “Floor Area Ratio” “FAR”

**Marciano/Byrne -Decision**

Dan Yanosh appearing for the applicant. 68 Goosepond Mtn Rd, lot line change.

Had a public hearing on January 17, 2018, at the last meeting Dave Donovan was asked to draw up a Resolution of Approval.

Dave stated this is as simple as it gets. Will have to apply a negative declaration to adopt. This is NOT creating any new building lots, this is just a lot line change. So there is no parkland fee that is associated with this.

Polled board for questions and comments. No one on the board had any further questions or comments.

Motion made to grant Negative Declaration by Carl. Second by Konrad. Motion carried 5-0.

Motion made to grant Resolution of Approval made by Bob. Second by Carl. Motion carried 5-0.

**Lewis Sign -Site Plan Review**

Chris Lewis from Lewis Sign appearing before the Board. Flags were put up for visual. Some of the Board members went to see.

The static Billboard will meet the code being back to back and the faces only being 2 feet apart to make it count as one. The 2current existing billboard will come down

Polled board for comments:

Barry: Stated he has been against billboards the whole time. Chester has more billboards than any other town. 29 billboards. Eye sore.

Konrad: Meets letter of the code, no problem.

Dot: No problem with it.

Bob: We are going to get a construction detail on for filing purposes? Chris stated yes.

Al Fusco letter 2-6-18:



John reviewed Al’s letter.

Motion to draw up Resolution for the next meeting March 7, 2018 made by Bob. Second by Konrad. Barry opposed. Motion carried 5-1.

**Lake Station Plaza/Jamie Bogert -Site Plan Review**

Owners Jamie & Robert Bogert appearing before the board. Property located at 1136 Kings Hwy. Owners are proposing a 2800sq ft. addition to the building.

Chairman put the site plan on the projector. Jamie pointed out the existing structures on the property one being a separate barn. Pointed out where the proposed addition would be and showed what was paved for parking and additional parking. Also pointed out where existing septic and leach field is currently located and where the leach field is proposing to be moved. Jamie stated they would like the addition for their HVAC company because they have outgrown there space which is in another town.

Al Fusco letter 2-5-18:





John recited the letter Al submitted to the board. Jamie stated that there will be no outside storage for equipment or supplies.

Chairman stated that since this property is on Kings Hwy, that this is going to be a 239 referral for comment and review. This will also be referred to the DPW for review as well. A public hearing is going to be required. Getting some of the engineering issues done first before we submit for the referrals.

**Tin Barn Brewery-Site Plan Review**

Jeremy Valentine from Lehman & Getz appearing for the applicant. Jeremy submitted the SWPPP, They didn’t qualify for the AG exemption. So they had to do a full SWPPP, the retention basin and bio retention basins are on there. That was the only big change.

They added some extra landscaping. They went with taller grasses, and some Pine trees, To bring out the silhouette of the building. The grasses grow to 5.5-8ft tall (the grasses).

Dave Griggs from ERS is doing the study on the Bog Turtles with the DEC. Habitat is NOT on the property, and way outside the wetland.

Al Fusco Letter 2-6-18:



John recited the review letter. On the SWPPP, stormwater ponds has to show the 110 in 100 year elevations in detail. No outlets shown for bio retention areas A and C. Jeremy stated that was correct, there will be an over flow (pulled up sheet 2). They are infiltrating. Had 20 minute percs. John stated that wasn’t on the plan and should be added (infiltration testing). NOI needs to be signed and MS4 submitted. Maybe add some Island landscaping and around post sidewalks.

This is going to be a 239 referral action.

Poll Board for comments:

Barry: A couple things, The detention pond in the front will they landscape around it? Jeremy stated not to much but they will put some grasses, have to be careful of site distance. Jeremy stated they can add some more along the side of the driveway. The pond is only about 3.5ft deep. Chairman stated Anthony needs to take a look at this. Barry stated he personally has no objections to this project but would like to see a little more landscaping, Pine trees have tendencies to grow thin as they get older. Would like to see Spruces with grasses in front of it. Barry also asked about screening the bottom of the deck.

Konrad: Does this process use a lot of water? & has anyone looked at that? And the water drawn off. Jeremy: Water for cleaning the tanks, restaurant use and everything else is all being designed for the septic. DEC is reviewing that currently. With the exceptions of the water that goes in for the brew process. Calculated well was reported at 20 gallons per min. Design flow was 4200.

Carl: Bus Parking? Dale stated that they put one in, in case there ever was. It was not an original intention but hopefully yes. It is sized also to be able to turn around.

Bob: For snow plowing purposes for your parking lot it would behoove you not to get to carried away with too much landscaping at the hammerhead so you don’t lose that as a turn around.

Motion made to set the Public Hearing for April 4, 2018 at 7pm. Motion by Bob. Second by Barry. Motion carried 6-0

**New Local Law Discussion**

The Chairman brought up the packet regarding the new local law called the Floor Area Ratio or “FAR”. This is basically based on the size of the lot they want to restrict the size of the buildings that can be put on them. Because sometimes based on the setbacks, if they put a finished basement or a partial basement. We have a 35ft height restriction. They could end up putting 3 stories in, there’s ways they can do things. The town wants to do is pass a law that based on the size of the lot the total square footage of floor space and it includes and EXcludes certain things.

Dave stated that the code requires that the board address 4 separate areas. Dave recited from the code the 4 items.

Chairman read the packet. The board discussed certain aspects of different parts of the proposed new law. They also had a discussion on the table of calculations.

This would be town wide for all residential structures in all zones.

Dave Donovan when through the 4 areas and got the input from the board members.

The board agreed to have Dave Donovan write the report to submit to the Town Board.

Discussion of the next agenda.

Meeting adjourned.

Respectfully Submitted,

Alexa Burchianti

Planning Board Secretary