

TOWN OF CHESTER
DRAFT
PLANNING BOARD MINUTES
May 18, 2022

Meeting called to order: 7:04pm

Members present: Chairman Serotta, Jackie Elfers, Justin Brigandi, Mark Roberson, Jon Gifford, Larry Dysinger

Next meeting of the Planning Board is scheduled for June 1, 2022

NY Solar 1001, LLC

190 Greycourt Rd/North Side of Greycourt Road

SBL: 3 – 1 -72

Community Solar Farm / Large Scale Ground Mounted Solar Array

Zone: A1OP

5/12 – Received – Karen Arent Review, Bog Turtle Study, PV Plant Decommissioning, Wildlife Report

Karen Arent / Landscaping Plan

Change Chain Link fence to Agricultural (livestock fencing)

Add Shrubs

Naturalized Seeding???

Manage Vegetation Plan / 5 yrs (as needed after)

Chairman Serotta: Submitted to OCP 239. SHPO - resubmit??

Al Fusco: Addition for Escrow for inspections. Town to negotiate PILOT Follow up with County.

Board Comments:

Larry Dysinger: Received plans too late to review, 24 hrs before meeting. Concerns with decommissioning plans.

509 Bellvale Rd / Westervelt

SBL: 17-1-9.1

Zone: IP

Build an 8,100 sq ft warehouse and add on to the existing barn located at the back of the building.

Jeremy Valentine: Lights to be changed to be compliant. Soil testing done. Well testing done 5/19. Waiting for location of Handicap Signs.

Board Comments:

Larry Dysinger: In 2019 what was installed does not match site plan. Outdoor Lighting – what was installed is different than the site plan. Site Plan said 40 Trees, only 28 were planted.

Jackie Elfers: Per Field call it's justified.

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Misc: Reach out to OCDPW / Trochiano, need revised plans for Septic

Motion to make Public Hearing: Jackie Elfer

Second by: Larry Dysinger

All in favor: Yes

Meeting adjourned at 8:30pm

Respectfully submitted,

Melissa Foote
Planning Board Secretary