

**TOWN OF CHESTER  
PLANNING BOARD MINUTES  
October 21, 2015**

Members present: Chairman Serotta, Bob Conklin, Frank Gilbert, Barry Sloan, Stephen Denes, Carl D'Antonio

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

Next meeting of the Planning Board is scheduled for November 18,2015

Board updates: The November 4<sup>th</sup> meeting has been cancelled, Primo coming back soon possibly on the November 18<sup>th</sup> meeting. Durma public hearing on November 18, 2015.

**HILLS OF CHESTER – 90 DAY EXTENSION**

First item on the agenda Hills of Chester for final approval of a 90 day extension. Motion made by Frank Gilbert and seconded by Carl D'Antonio. Motion carried 6-0

**ASHFORD ESTATES – 90 DAY EXTENSION**

Next item on the agenda is Ashford Estates for final approval of a 90 day extension. Motion made by Carl D'Antonio and seconded by Bob Conklin. Motion carried 6-0

**RIDGEVIEW ESTATES – 90 DAY EXTENSION**

Next item on the agenda Ridgeview Estates for final approval of a 90 day extension. Motion made by Bob Conklin and seconded by Barry Sloan. Motion carried 6-0

**ROCK CITY MEDIA – SITE PLAN APPROVAL**

Melissa Gallo present for Rock City Media.

Al Fusco submitted the following letter:

**TOWN OF CHESTER  
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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

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October 16, 2015

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

Re: Rock City Media Digital Sign  
190 Greycourt Road  
Section 3, Block 1, Lot 72

Dear Chairman Serotta,

The Town Zoning Code, Article IV, Section 9821 H 8(c), states the "Maximum brightness levels for billboards shall not exceed 5000 nits or "Candelas per Square Meter: or (cd/m2) when measured from the signs face at its maximum brightness, during daylight hours. The maximum brightness levels for Digital Signs shall not exceed 500 nits or Candelas per Square Meter" or (cd/m2) when measured from the signs face at its maximum brightness, between sunset and sunrise, as those times are determined by the National Weather Service. Certification must be provided to the Town Engineer demonstrating that the sign has been preset to automatically adjust the brightness to these levels or lower. Re-inspection and recalibration shall be annually required by the Town, in its reasonable discretion, at the owner's expense to ensure that the specified brightness levels are maintained at all times, witnessed by the Town Engineer at the owner's expense."

The applicant sent a cut sheet from Watchfire Digital Sign on October 15, 2015 that indicated the maximum brightness was 7500 nits. There are provisions to reduce the brightness to the required level that needs a certification to the Town Engineer.

I suggest a \$500 escrow bond to ensure this is done past approval prior to a CO by the Building Department. This would be a condition of approval.

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: Dave Donovan, Esq.  
Scott Bonacic, Esq.  
Alex Jamieson, Supervisor  
Linda Zappala, Town Clerk  
Joseph Mlcoch, Building Inspector

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Al Fusco will be present and witness calibration of the digital billboard at owners expense. \$500 escrow bond to be submitted past approval prior to receiving CO from the Building Department.

Chairman Serotta polled the board for questions and comments:

Barry Sloan on the record against the billboards, objection to the size of the billboards and to many in the Town of Chester along route 17.

Bob Conklin thanks Rock City Media for the upgrade.

Motion of Negative Declaration made by Frank Gilbert seconded by Bob Conklin.  
Motion carried 5-1.

Motion to Adopt the Boards Resolution of Approval (subject to the conditions outlined) made by Bob Conklin seconded by Carl D'Antonio. Motion carried 5-1.

Chairman Serotta needs 9 sets of plans to sign, reconcile the escrow account and \$500 escrow bond to be given to Sharon. Need all invoices from Al Fusco.

**BAZS – FINAL LANDSCAPING REVIEW**

Steve Esposito present for BAZS. One of the conditions upon approval was how to handle the buffering along Lake Station Road. In the hatched area there is existing vegetation that they are going to do is grub it out selectively clear it out and leave some of the deciduous trees and evergreens. And remove a very large tree in the corner that is unsafe. Will also build a small berm. All new top soil and plant a mixture of trees, Blue spruce, evergreens, white pine, and Cedar. To fill in the gaps will be Forsythia's and heads of junipers.

Karen Arent submitted the following letter:

**TOWN OF CHESTER  
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**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:** October 20, 2015  
**Subject:** BAZS  
**Consultant:** James Dillin, Surveyor, Esposito Associates Landscape Architects

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**COMMENTS:**

The consultant made all requested changes to the plan. Evergreen trees and deciduous shrubs are proposed to provide screening of the facility from Lake Station Road. The plan includes a note for plants to be warranted for a period of three years.

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The code 98-19 (i) the original developer has to guarantee the landscaping for 3 years. After that the property owner is responsible for maintain it thereafter.

Chairman Serotta polled the board for questions and comments:

Barry Sloan asked about planting in the front of the building. Mr. Esposito pointed out on the site plan where the trees and the smaller plantings are placed. Also pointed out key code.

Prints will be given to Chairman Serotta to sign. The Applicant is to submit an inspection bond of \$1000.

Al Fusco submitted the following letter:

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October 20, 2015

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

Re: Bazs Site Plan  
Black Meadow Road  
Orange County, New York

Dear Chairman Serotta,

We have reviewed the recently submitted revised landscaping plan which I believe was acceptable to Karen Arent, L.A. I have reviewed the appropriate notes regarding maintenance and found them acceptable.

We find the submittal to be acceptable. A \$1,000 escrow account should be established for future site improvement inspections.

Please advise if you have any questions.

Very truly yours,

Alfred A. Fusco, Jr., P.E.  
Fusco Engineering & Land Surveying, P.C.  
AAF/cam

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Meeting adjourned at 7:31pm.

Respectfully Submitted,

Alexa Burchianti  
Planning Board Secretary