

**TOWN OF CHESTER**  
**PLANNING BOARD MINUTES**  
**July 6, 2016**

Meeting called to order: 7:06pm

Members present: Chairman Serotta, Bob Conklin, Frank Gilbert, Barry Sloan, Ernie Damiani, Steve Denes

Absent: Carl D'Antonio

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

A motion was made to adopt the minutes from June 1, 2016 made by Barry. Second by Ernie. Motion Carried 6-0

Board updates: Meeting cancelled for July 20, 2016 and August 3, 2016

Next meeting of the Planning Board is scheduled August 17, 2016

**Hills of Chester– 90 Day Extension**

Motion made to grant 90 day extension by Bob. Second by Steve. Motion Carried 6-0

**Angelo Petito– Architectural Review**

Seeking approvals for signs for accounting business located at 1361 Kings Hwy in Sugarloaf.

Polled board: No comments

Motion made by Steve. Second by Ernie. Motion carried 6-0

**Zircar Ceramics– Public Hearing**

Karen Emmerich from Lehman & Getz for Zircar located at 203 Black Meadow Road. The existing warehouse is 15,900 sq ft. asked to show additional parking. With the addition only looking at a total of about 17 employees. Code requires 53 parking spaces currently have 35 need to show shadow parking which was put on the plan in case the need arises for additional parking. The proposed addition is 9500 sq. ft. to the warehouse. Everything else remains the same. The entrance and exit drive, the well location. The only thing not showing on the plan is the bio-retention area which will be about 100 sq. ft. to capture roof runoff from the new extension.

Al: Pretty fine with everything just need a letter about the bio retention from engineer about specifications.

Polled Board: No comments.

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Let the record reflect all the proper mailings were sent out and published in the Times Herald Record. Public Hearing is now open.

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

Motion to close the public hearing made by Steve. Second by Ernie. Motion Carried 6-0. Public hearing closed at 7:18pm

Dave: Resolution of final approval: last revision April 11<sup>th</sup>. Under specific conditions Al letter dated today 7/6, and 3,4,5 can be deleted. Overflow parking note on the resolution.

Polled Board: No comments.

Motion made for Negative Declaration by Steve. Second by Barry. Motion carried 6-0.

Motion made to grant Final Approval by Barry. Second by Ernie. Motion carried 6-0.

**Camp Monroe/OMAC Realty– Work Session**

Joe Scarmato-Attorney for OMAC Realty. This is proposed to sub-divide large parcel into 3 lots, one for the camp and one for future development possibly and the other dedicated to the town. Stanley Felsing transferred ownership of the camp last year and as part of the sale they reserved the deed right of revision to sub-divide the property for a 3 lot sub-division. The camp is in the center of the property.

Lot 2 is the camp. Lot 1 would be for future development possibly a cluster development but they are not proposing anything as of now. And lot 3 (parcel c) would be dedicated to the town with a connection to the current town property. Parcel A and parcel B is 25 feet to widen Trout Brook Road.

Stanley Felsing: “last year at the camp was my 40<sup>th</sup> year of ownership and 60<sup>th</sup> year at the camp so my feeling is I really want to say thanks for the time I’ve had in Chester, it’s been wonderful for myself, my wife Hope and my 7 children who grew up here. It’s been very very special. I think in the camp the kids grew with their values, ethics and morality. That’s the way we conducted ourselves, I say humbly the community we got along with everybody, all the local workers, contractors. Who were not only workers and contractors they became our friends. It’s been easy to move to where our grandchildren are, it’s been hard to move from Chester” “My Father was an attorney, who believed his job as an attorney was to be helpful to people not to take from people. He was the old school attorney, he saw himself as a public servant. And he used to say that the best deal is when everybody involved feels they are getting a good deal. That rubbed off on his

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son. I feel that way. This has been a hard process but sometimes good things come out of it.”

Chairman: What makes this different is we would do a lot line change. There is a 3 acre piece that the town owns which is at the end of Wilson Road and with the right of way where it connects would now make that parcel 30+ acres. Lake Hills Farms notoriously has had water trouble over the years and Bill Keller head of the water dept. is very interested in obtaining this well. Went over this with Supervisor Alex Jamieson and explained this, we don't see any kind of down side.

Lot 1 would need a witnessed perc test and a driveway proposed and that's it.

Al Fusco Letter:

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*Alfred A. Fusco, Jr., P.E., Principal*

*Alfred A. Fusco, III, General Manager*

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July 5, 2016

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

Re: BTSS Holding & OMAC Realty

Dear Chairman Serotta,

**PROJECT:**

Name: BTSS and OMAC Realty  
Acreage: 156.555 Acres  
SBL: 15-1-27.4  
Zone: AR-3 and SR-2  
Material Reviewed: Proposed 2 lot and 3 parcels dedicated to the Town of Chester

**COMMENTS:**

1. We would like to see Parcel A and B in larger scale.
2. Indicate that the Town Board is willing to accept Parcels A, B, and C.
3. Proposed future layout would be good for Board to see possible future use.
4. The narrative stated that they had well tests, but I did not see them.
5. Board comments.

**Action:**

None at this time.

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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Al: Asked for an enlargement of parcels A & B so can view them. To small on the print. The proposed future layout would be good to see. It's not a requirement it's up to the board to consider. The narrative had stated they had well tests but wasn't supplied with it. I wouldn't mind having copies of those.

Joe: The tests we were referring to are the Tim Miller tests.

Chairman Serotta: Lets discuss the future development. We've never held anyone in the past, by time he does or sells this property the zone could be changed etc. I don't know how we would benefit from that. Joe: we aren't prepared to draw anything up at this point. It would be misleading actually. At this point we are just looking to get the property separate from the camp and unbelievably it took us 6 months of negotiating with the current camp owner just to get this plan approved.

Chairman Serotta: As far as the developable lot goes, there is approximately 26 acres SR-2 zone, theoretically there were no roads and no wetlands, no topology issues and somehow you were able to put the lots in there you are talking 52 homes. That could never happen. You have to put roads etc. we all know it will be 0-52 that range.

Polled Board for comments:

Frank: Where is the road that is connecting the town property? Chairman: The property is going to be connected to the park. It's just a right of way.

Chairman: There is no TDR in place right now. Whether the Town Board decides to issue a some kind of developers agreement I would be for that. But right now there is nothing on the table so that may or may not happen. So right now we have to assume it's not going to happen.

Bob: There is a stream that runs down from the camp property thru that area, can you pinpoint where that is? On the town property is a stream and im not sure if it's on the right or if it's going to interfer with that strip that your proposing to give to the town ie. The right of way connecting to the park) (shown on map). Stanley Felsing pointed out on the map where the stream is. Chairman Serotta brought up bing map to show where it is. Also brought up Wilson Road on bing to show property boundaries and the stream.  
Bob: Ok I got a handle on it now. I just couldn't picture where it was. My only other suggestion, which thinks would be a real good jesture for the town, to try to eliminate the hazardous turn on Trout Brook. The turn is deadly.

Barry: Can you highlight what the lot line change would be so it would be more clear?

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Chairman Serotta: Clean up the plan to much info on the plans. Make it simple. 3 lots color code it.

Barry: where is the driveway going to be on lot B?

Chairman Serotta: He hasn't proposed the perc test and the proposed driveway yet. Which he will need to do and show us on the next map.

Need to go to the Town Board and tell them the Planning Board is looking for a note that this would be acceptable. Will get a note from Bill Keller the Head of the Water Department as well.

Motion made to set a Public Hearing on August 17, 2016 at 7pm. Motion made by Barry. Second by Steve. Motion carried 6-0

239 referral will be sent to Orange County Planning Department by Alexa and also to the Town of Monroe. Need a cleaned up map asap.

**Ridge Road Equities– Work Session**

Steve Esposito from Esposito & Associates for Kevin O'Reilly owner of Ridge Road Equities. Proposed 18 lot sub-division on Kings Hwy and Ridge Road.

SR-1 district, minimum 1 unit dwelling per acre. 23.2 acre parcel. Serviced by individual well and septic. 6 lots appear to be in the Ridge overlay. 3 houses are approximately 20 to 30 ft below the ridge as to not affect visual impact.

Going further they are aware of having to comply with the ridge preservation and the well testing as part of the code. Soils will have to be done for preliminary designs for the septic systems. This is sort of our concept plan as the first wack at it. We are here to discuss the sketch plan we are required to do that in your sub-division regulations. And to see if there are any preliminary comments on it.

On the 18 lots 15 will be accessed from via a proposed internal road. 3 lots will be accessed from Ridge Road. There is a spot for future stormwater management facilities which will be designed and incorporated into the plan.

Don: Took a ride with Anthony LaSpina the Highway superintendent and took some pictures of the site. One of the concerns was the topology of the road itself. Another concern is where the enterances of where the proposed road is coming out onto ridge road. There is are 2 knolls that makes it very difficult to see. One of the driveways comes out where a knoll is which makes it difficult once again to see. On lot 10 there was a tree

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line which was a concern. And last concern was that the town has a drainage swale running thru the property and a pipe going under the Ridge Road. So how would that affect that drainage swale and that pipe running under the road.

Anthony is concerned with the wells so close to the internal road because of the salt and pollution with the wells.

He would like to see 12” of item 4. He would like a 24’ wide road. That helps with impervious surface. He also does not want the trees planted in the town right of way. (this will be changed in the code someday) He would like them on the property themselves.

Fencing around the stormwater facilities or water retention pond as well.

There is a 25ft offer of dedication of property to straighten out the road.

Al Fusco Letter:

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July 5, 2016

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

Re: Ridge Road Equities

Dear Chairman Serotta,

**PROJECT:**

Name: Ridge Road Equities – 18 Lot Subdivision  
Acreage: 23.2 Acres  
SBL: 17-1-99.21  
Zone: SR-1 – portion in Ridge Protection Overlay  
Material Reviewed: Sketch plan 5/24/16 by Esposito  
FEAF, narrative and application

**COMMENTS:**

1. The soils need to be identified with perc and deep tests to even determine sketch plan. This is the most significant information required.
2. We will need test wells in accordance with code.
3. Compliance with 98-26 as well as all applicable code.
4. Need sight distance on proposed road (both ends) and lots on Ridge Road.
5. Need septic and well location 200' from property line.
6. SEQRA and 239GML when more complete information.
7. Additional items after more complete information developed.
8. Board comments.

**Action:**

None at this time.

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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Al: Need perc info to make sure will be suitable for the sub-division. And well tests. Site distance is critical. SEQRA and 239 when we have more information. We can submit a 239 when we get a more sufficient map. If you can get something a little more preliminary.

Steve: we are here to get the first input. The next lift is a pretty heavy lift if we get into soils. We have existing soils on the map 10% of them are accessibly well drained, the rest are moderately drained soils. So typically suitable for sanitary disposal systems. If there are any other comments that would be appreciated the comments from Highway superintendent at least we can put it all together. So when we do the more preliminary work we are headed in the right direction.

Poll Board for comments:

Barry: Main concern is the site distance coming from Ridge Road going towards Kings Highway. Did you ever consider switching lot 10 and where you have stormwater management? So it moves the driveway from Kings Highway. Steve: pointed out there is a covert. Can the covert be rerouted? Most importantly is to try and move that driveway away from the intersection.

Wells 1,5,14,15 are very close to the road. Most of the wells are very close to the road. For preliminary that's it.

Steve: Any consideration for tree buffer on the west side of Kings Highway. Between the lots that are backing out.

Bob: Ridge Road across Gargano residence (#62) Is it possible to move road over a little so headlights wont shine in house, just a thought. Steve: it's the garage that's there, and if cars are making right which most are shouldn't be a problem but will look into it.

Frank: Will wait for the next presentation.

Meeting Adjourned: 8:37pm

Respectfully Submitted,

Alexa Burchianti  
Planning Board Secretary

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