

**TOWN OF CHESTER
PLANNING BOARD MINUTES
November 2, 2016**

Meeting called to order: 7:04pm

Members present: Chairman Serotta, Frank Gilbert, Barry Sloan, Steve Denes, Carl D'Antonio, Ernie Damiani

Absent: Bob Conklin

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

A motion was made to adopt the minutes from October 5, 2016. Motion Made by Steve. Second Carl. Motion carried 6-0

November 16, 2016 meeting is cancelled. Next meeting of the Planning Board is scheduled for December 7, 2016

Board Update: The Town passed a six month moratorium on residential sub-divisions. The Planning Board will not process, hear, or approve any residential sub-division application or projects with anything of 5 units or more until the moratorium is lifted.

Eighteen-Eight Group – Final Approval

Jim Dillin PLS for Eighteen Eight Group- The plan hasn't changed much on sheet 2, Added white pines across the front of the building for more landscaping. Added a sign at the exit of the property of "no left turns". Dumpster enclosure is split block with wood.

Al Fusco Letter:

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

Alfred A. Fusco, III, General Manager

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October 31, 2016

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

Re: Eighteen-Eight Group LLC

Dear Chairman Serotta,

The following is our review of the latest submission:

PROJECT:

Name: Eighteen-Eight Group LLC
Applicant: James Theodoreu
Acreage: 23.3 Acres
SBL: 6-1-102
Zone: IP
Material Reviewed: SWPPP 2016 Sept. – MJS Engineering
James Dillin 10-19-16

COMMENTS:

1. We have reviewed the plans based on the last meeting and the requested changes were made to Sheet 2 as per comments, including additional landscaping. Board to review if acceptable.
2. We are satisfied with the plans at this time.
3. Board comments.

Action:
SEQRA
Pleasure of the Board.

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: Alexis Burchianti

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Al: Jim has made all the requested changes including adding more to the landscaping. Would request to add escrow account to be held by the Town for stormwater review during construction.

Poll board for comment:

Barry: Was there ever a rendering of the building?

Jim: No, it wasn't asked so we didn't do it. I can guarantee earth tone colors though. It's on a slab. It is just a plain basic building.

Frank: Height of the Building? Jim: Usually around a 20 ft maybe 22ft. but not higher than that.

No further comments

Dave: The conditions on the resolution we can add about the escrow. And rendering of building.

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

Motion made for Resolution of Conditional Final Approval made by Carl. Second by Steve. Motion carried 6-0.

Lewis Sign Co. – Site Plan Review

Chris Lewis and Liz Manning from Lewis Sign Co. 2 existing billboards. To be converted. 1 proposed to be static and 1 proposed to be digital. Chairman Serotta pulled up on Bing the overview of the property. Showing where the digital billboard is currently located that Rock City Media had built. 1 Billboard will be over 500 feet from the Rock City Media billboard (which will be static) and the 2nd one will be over 500 feet from that, which in turn will make it approximately 1000 feet in distance between the 2 digital billboards.

Both will be double sided, so as to be seen from both sides.

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

Re: Lewis Sign Company

Dear Chairman Serotta,

We have reviewed the file and offer the following:

PROJECT:

Name: Electronic Message Centers
Applicant: Lewis Sign Company
SBL: 3-1-13
Acres: 33.3 Ac
Material: New Survey from Dan O'Brien and EAF

We have reviewed the submittal and offer the following:

COMMENTS:

1. EAF, Part I, Question 2, answer is YES – NYSDOT.
2. Must comply with all of 98-21C(3), Digital Signs, including technical comments shown on plans
3. Must comply with 98-21H technical requirements on notes on plan.
4. We need NYS Professional Engineer to design footings, foundation and to certify 100 miles per hour loads.
5. Need NYSDOT comments and approval.
6. Board comments.

Action:

None at this time
239GML when substantial submittals received.

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: Alexis Burchianti

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Al: They do need to go to the DOT. However, the DOT may want approval from the Planning Board first. They also need to have the technical comments on the plan, as well as the design of the footings. And make sure it certifies the 100mph load.

No objections to setting the public hearing, however the 239 will be going out. So I would encourage that material being sent to us quicker so it can be submitted to the OCDP for response.

Poll Board for comments:

Barry: Bring up plans again? Height of the sign? Chris: Digital 14x36 and approximately 35 feet above ground level. Static 10x30 and approximately 30 feet above ground level. Barry: Monopole color? Chris: Haven't really decided yet but would like to do black or gray.

Carl: The other sign they used black it blends in better, the gray looks institutional.

Motion made to set the Public Hearing for December 7, 2016 at 7pm. Motion made by Steve. Second by Ernie. Motion carried 6-0

AJ Ross- Architectural Review

Applicant did not show up to the meeting. Looking for Architectural Review Approval for signs at their new location in Sugar Loaf.

Signs in the back 3'x2.4' , Front on the building 6.6' and Front sign on the lawn 5x5.3'

Signs are for Linda Ross Real Estate and AJ Ross.

Barry: Wants the sign in the front in a frame. Something better than the way it is. Like the one next door for the Country Furniture store this way it's uniform.

Frank: Is it double sided? If not want to see what the back will look like. Also a rendering of what the frame will look like.

No ground light shining up. Light needs to be shining down. Distance from ground to the bottom of the frame?

Would like a 4x4 post frame painted white. No more than 12sq. ft on each side if it's double sided. If it's single sided no more than 24sq. ft.

Board wants applicant to appear at the next meeting.

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Meeting adjourned.

Respectfully Submitted,

Alexa Burchianti
Planning Board Secretary