

**TOWN OF CHESTER  
DRAFT  
PLANNING BOARD MINUTES  
OCTOBER 5, 2022**

**Meeting called to order:** 7:04pm

**Members Present:** Chairman Serotta, Justin Brigandi, Mark Roberson, Larry Dysinger, Dot Wierzbicki, John Gifford

**Members Absent:** Mark Roberson

**Also Present:** Melissa Foote/Planning Board Secretary, Al Fusco/Town Engineer

**Next meeting of the Planning Board is scheduled for November 2, 2022**

**Other Business:**

**Introductions** - Clint Smith – Town of Chester Cellular Planning Board Consultant/& Kristen O'Donnell – Planner @ Lanc & Tully

**November Meeting** – ARX Wireless, Broccoli Patch (?), Hamling

**Tin Barn Brewery Discussion** with Tin Barn owners, P.E, David Getz, Dot Wierzbicki, Bob Courtenay, and Melissa Foote re Fence, Deck, Site plan – Amended to add lighting, electrical inspection, ARB for Deck & Fence – Permit, and Noise Ordinance

**ARX Wireless - Poplar Drive/ Walton Lake Estates**

**Paul /Attorney – ARX Wireless for AT&T**

Synopsis of project and what's been going on with Engineer & Consultants

**Chairman Serotta:** Received comments –reviewing 4 letters.

Height of Tower – will not be approved at 180ft. will be 150 ft w/ 4 ft lightning rod

Verizon Engineer – made a comment that they will eventually go to 180

Referring to 64-09a – FCC Tower Expansion – could with significant evidence someday apply for an extension, but max is 10% at 165. Needs to be negotiated, apply with fed gov and planning board again.

Referred to comment made at TB meeting. Asked applicant to demonstrate 150 vs 100ft

Statement was made about camouflaging. ARX sent photo of tower appearance, and we reached out to Kristen O'Donnell to assist with the visuals, we went to palisades park area, effecting neighborhoods and shared with her the photo analysis.

**Comment #1** – Dumping of ATV's, leaves, etc. Not relevant to the Planning Board, that's a TB issue.

**Chairman Serotta:** Balloon Test, is not public testing, developed from a Rhode Island Co., on 2 dates and all planning board members were alerted. It's not a public event.

**Comment #2**– Generators – understands the concern. Referring to the Noise Letter/Tectonics - that was submitted. PB can make suggestion for running times.

Referring to Fuel Tanks w/ regards to the water tanks and Fusco Comments – ARX supplied the technical specs.

**Chairman Serotta / Public Notifications** – referring to the distance of 500' for mailings.

referred to a mailing that was done w/in 1,500 – 86 ppl and it didn't affect the amount of ppl that came to the PH. Sticking to 500'

High Tension –Can't run more power on the lines because it will overload. Referred to Arden Road. Village of Chester won't go on the water tank because it would damage it and decided to build a new tower.

Alternative Sights – Given a lease by TOC & prefer a SEQRA review.

**TOWN OF CHESTER  
DRAFT  
PLANNING BOARD MINUTES  
OCTOBER 5, 2022**

Segmentation – (separate component parts to avoid doing a SEQRA review)

PB has no other new applications only co-location

Nothing about Creamery Pond

Do 239 submission – Board always does a 239, we have 3 days prior.

**Comment Letter** - Health Concerns – 1996 Telecommunications act – referring to Internet access – most people have internet access/WiFi -88% - Serotta agreed. Issue is if power goes out you don't have internet. You need cellular service to use for emergency service.

**State Park** – Chairman Serotta in contact with Palisades Park referring to SHPPO Report with visual aspects and height of Tower... wanted a comparison of 150 vs 100ft. They didn't have an engineer. Referred to SHPPO letter, Mathew /James Leard, wanted photo analysis that ARX submitted, Leaf on/off, - haven't heard back. Main focus necessity. Trail Head/Anthony Wayne Parking Lot – view of Tower

**Chairman Serotta:** Spoke / with Trail Master NY/NJ Trail – referring to the area – Neutral Stance and has no objection with tower

Referring to photo analysis – Goose Pond / Highlands Trail

**Went over Public Comment Letter**– Preservation Collection Letter about Court Cases – Judge requires significant evidence – evidence was found.

**Board Comments**

**Mark Roberson-** It's a necessary evil compared this to emergency (natural disasters, etc.) and the need for cell service.

**Larry Dysinger** – Wants justification as to why it has to be 150 vs. 100

**Kristen O'Donnell** – Referring to her review letter / Site Visit

Pulling up visual analysis – July 27,2022

No narrative included, don't understand the methodology that was done.

Height of tower is obvious, but lighter color is better.

Would need a color of the pole – Dark Grey was shown but a tower in lighter in color, matte, lighter grey color.

Which is preferable Monopine – Stealth Tower –Distance is a big factor

It may always look flat on top, unless you had height on top to get the conical shape.

Paul will work on color

Fence – Privacy slats

Referred about visible infrastructure

Showing Palisade Interstate Park pics – Anthony Wayne with slat fence

Referred to Monopine pdf that ARX showed for 146" – 150"

**Kristen O'Donnell:** When you add antennas you lose

**Chairman Serotta:** Lighting needs to be designed.

**Board Comments to Kristen O'Donnell:**

**Chairman Serotta:** 6ft High for fence 6ft 6 is for equipment would a higher fence be adequate – Maybe 8ft. Slats would inhibit kids for climbing.

What is the height of existing trees?

**Kristen O'Donnell:** This should have been in the narrative, should have height of the tree line, tower. Won't affect tower height but relevant visibility of tower.

**Larry Dysinger:** Asked about Decommissioning

**Dot Wierzbicki:** Monopole and Green slats

**Mark Roberson:** Agrees with Monopole and Grey color

**TOWN OF CHESTER  
DRAFT  
PLANNING BOARD MINUTES  
OCTOBER 5, 2022**

**Justin Brigandi:** Concern for residents living close by, and in concern over type of pole.

**Chairman Serotta:** Has a big concern with residents, Board should air to the best thing for the neighborhood. Best possible solution for the neighborhood.

**Chairman Serotta:** Will be back at the November meeting. Need to make decision for color of fence slats.

**26 McBride Road**

**Keith McGruff / Engineering & Surveying Properties, PC**

Describing Position

1<sup>st</sup> Tax Parcel- Lot#2 –Take 1.6acres from adjoining lot.

Sewer Line

As built

**Don Serotta:** Issue little postage stamp piece isn't a buildable lot. 98-9. No water and Sewer. We can't change zoning. His address will be on McBride Road on the AI – Lot. If lot line change is done. Need to go with the bigger lot. Residential use allowed, just different bulk requirements.

Issues with lot line measurement vs setbacks. Can't meet with the width

**Justin Brigandi:** Can you move the Septic / Sewer

**Larry Dysinger:** Seems reasonable but needs approval

**Al Fusco:** Go to Town Board

**Chairman Serotta:** Needs to be referred to Town Board.

**154 Hambletonian Road Sun Run**

Showing the location of ground mounted solar in relation to the house or neighbors, 24 acre piece of property, off the road.

**Board Comments:**

**Larry Dysinger:** Not an issue, remote area you wouldn't see the solar panels

**Dot Wierzbicki:** It's well buffered

**Motion to waive Public Hearing by:** Larry Dysinger

**Second by:** Dot Wierzbicki

**Motion to approve site plan by:** Mark Roberson

**Second by:** Justin Brigandi

**145 Kings Highway**

*\*Dave Donovan Recused himself\**

*\*\*Ashley Torre will represent the Planning Board on this project\*\**

Subdivision of Lot 5, New Septic design, and a little bit of disturbance for driveway on Lot 2

**J. Dillin:** Everything from prior subdivision was done. Septic on Lot 1 is new, more than 100 ft away from wetland.

*Referring to Al Fusco's letter*

OCDPW Review

239 GML

**TOWN OF CHESTER  
DRAFT  
PLANNING BOARD MINUTES  
OCTOBER 5, 2022**

**Board Comments:**

**Chairman Serotta:** Al, if it's less than 1 year does SHPPO have to go back, and/or endangered species?

**Al Fusco:** No, it doesn't have to go back, leave same notes from the previous one.

**Ashley Torro:** Segmentation – what is ultimate goal, there was no restrictions on subdividing. In your mind right now do you have plans on doing any more subdivisions?

**Jerry Gagliardi:** No

**Jim Dillin:** No, because of soil conditions

**Justin Brigandi:** Segmentation

**Jerry Gagliardi:** Want to keep lots the same

**Mark Roberson:** Question about lot numbering, how close is driveway to the house, 35 – 40ft.

**Larry Dysinger:** Annoyed you should have done this the first time. Can we add a restriction on this lot or the other lot?

**Al Fusco:** No, maybe health department???

**Jim Dillin:** Will Follow up

*Melissa to send out to 239 – state it for the record*

**Chairman Serotta:** Public Hearing waived??

**Motion to set Public Hearing on November 2, 2022 by:** Mark Roberson

**Second by:** Larry Dysinger

May have to come back in December

**Ridge Road Equities**

Couldn't do perc tests.

Explaining project - scaled down 10 lot subdivision to 4 lot

December 2, 2020 was last time in front of the board

Showing updated site plan

Granting subdivision approval

Landscaping Plan not done yet.

Swales along the side of the road - yes

Widen up the shoulder - Yes

Referring to street trees – private party

Parkland Fees

**Motion to Approve Resolution by:** Larry Dysinger

**Second by:** Dot Wierzbicki

All set for November Meeting

**Trade-Trans Corp – Work Session**

**David Griggs**

**Briefing Project**

2018 – got approval for 20,000 addition didn't go through with it.

2022 – back in for approval for a 25,000 addition

Double parking are from 24 – 50

Leasing 20,000 right now up the road

**TOWN OF CHESTER  
DRAFT  
PLANNING BOARD MINUTES  
OCTOBER 5, 2022**

Got approval from DEC & Army Corps. Over a 1/10 of an acre – needs mitigation

**Chairman Serotta:** Parking Issues, prefer to bank.

**Dave Griggs:** Employees will increase and just about double

**Board Comments**

**Larry:** Widening Road back of the trucks backing up. Lighting concerns – conform with town code

**Justin:** Parking warranted

**Al:** Referring to letter

**Chairman Serotta:** Check if within 500ft

**193 BMD LLC**

Neg Dec needed for DEC to move ahead.

**AL FUSCO:** Needs to review the Storm Water

**Motion to issue Neg Dec:** Larry Dysinger

**Second by** Dot Wierzbicki

**Chairman Serotta:** **Elkay Drive** wasn't ready for the meeting, more homework.

*Al Fusco spoke w/ applicant about phantom parking.*

**Discuss Local Laws**

Noise Ordinance- Going over Local Law. No need to review this, not under our jurisdiction.

**Meeting adjourned at 9:30pm**

Respectfully submitted,

Melissa Foote  
Planning Board Secretary