

TOWN OF CHESTER
JANUARY 7, 2026
PLANNING BOARD MEETING MINUTES

Meeting called to order @ 7:01PM

**Members present: CHAIR ELFERS, MIKE MALLON, CHRIS STEERS
LAURA MOSHER,**

Members Absent: DOMINIC CORDISCO/Planning Board Counsel

**Also Present: MELISSA FOOTE/Planning Board Secretary, JOHN
QUEENAN/Planning Board Engineer**

Bell Station Corp.

Proposed construction of warehouse/office space

Project Location: Kings Highway (Route 13) & Laroe Road

Applicant: Bell Station Corp.

SBL: 4-1-6.22

Zoning: GC

CHAIR ELFERS explaining project and going over the response letter from **PROJECT ENGINEER/BRAD CLEVERLY**. **CHAIR ELFERS** explaining to the Board that the Applicant has addressed most of the outstanding items but there are still a few that need to be addressed. **CHAIR ELFERS** polling Planning Board for questions, etc.

MEMBER STEERS appreciates the follow up and the walk through with the Species situation, updates of plan are clear.

MEMBER MALLON in agreement with **MEMBER STEERS**

MEMBER MOSHER in agreement with other Members but referring to the Lighting Plan because the Note on the Plan Set doesn't meet with the criteria for parking and pedestrian lighting and what is the criteria and how can it be met?

JOHN QUEENAN spoke with the Project Engineer/Brad Cleverly, and the Lighting manufacturer prepared the Plan and that is the standard note that they use, to protect themselves, and mentioned to the PE that this needs to come off before the Final Approvals are ready, and lighting levels should be as they are standard, and it will be addressed.

LAURA MOSHER had concern with the grading but that has been addressed.

CHAIR ELFERS mentioned that the Loading Docks issue was addressed and thank you. We can make a motion for a Public Hearing if we feel that we are in a good place.

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This will give a public a chance and listen to, and address their comments.

**Motion to set a Public Hearing on February 4th by MEMBER STEERS
SECOND BY MEMBER MALLON
ALL IN FAVOR**

SECRETARY FOOTE WILL CREATE MAILING LISTS FOR APPLICANT.

OTHER BUSINESS

CHAIR ELFERS discussing the Software System for the Planning & Zoning Board of Appeals that we would like to implement. This was presented to the Town Board in August of 2025. Resending a link for everyone to get a chance for the Board that they can play around with it.

SECRETARY FOOTE explaining to the Planning Board that at a Town Board Meeting, some Board Members would also like the Planning Board to look into other Software companies, which was done. Other Software companies that were researched and conversations were had with iWorks and Muncity – used more for building permits.

**Motion to enter Executive Session at 7:31pm by MEMBER MALLON
Second by: LAURA MOSHER
All in Favor: 4
Ayes 0 Nays**

**Motion to come out of Executive Session at 7:31pm by MEMBER MALLON
Second by: MEMBER STEERS
All in Favor: 4
Ayes 0 Nays**

**Motion to Adjourn meeting at 8:06pm by CHAIR ELFERS
Second by: MIKE MALLON
All in Favor: 4
Ayes 0 Nays**