

TOWN OF CHESTER
NOVEMBER 5, 2025
PLANNING BOARD MEETING MINUTES

Meeting called to order @ 7:05pm

Members present: CHAIR ELFERS, MIKE MALLON, GIUSEPPE CASSARA, MARK ROBERSON, LAURA MOSHER

Members Absent: NONE

Also Present: DOMINIC CORDISCO/Planning Board Counsel, MELISSA FOOTE/Planning Board Secretary

**Motion to approve November 5, 2025 Minutes by: MARK ROBERSON
Second by: MIKE MALLON**

All in Favor: 6

Ayes 0 Nays

Other Business

CHAIR ELFERS congratulating **GIUSEPPE CASSARA** on his appointment to the **TOWN BOARD** and welcoming **LAURA MOSHER** as a new **PLANNING BOARD MEMBER**.

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 going over project and mentioned they were last in front of the Planning Board in March and that they received a Moratorium Waiver from the Town Board, allowing them to move forward for Site Plan approval

Motion to declare the TOWN OF CHESTER PLANNING BOARD LEAD AGENCY by: CHAIR ELFERS

Second by: CHRIS STEERS

All in Favor: 6

Ayes 0 Nays

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CHAIR ELFERS stating updated package, including DEC letter providing jurisdictional determination of the freshwater wetlands was received. Some of the now adjacent area will be affected. So, a New York State DC freshwater wetlands permit will be required.

BRIAN LEEJENTIS/APPLICANT discussing proposed project. The DEC was notified. We're hoping to have a site visit there, and the lot of the lot was previously disturbed. So, we're going to hopefully have no issues with that. The project is on about three and a half acres. We're going to be building an 8,500 square foot building. It shows it's in five or six units. If we get a someone who wants to rent say a smaller space or a larger space, we would be able to divide it. If anybody's been on Elkay Drive, or if you're familiar with those kinds of buildings that's kind of the use and square footage size that we would be having there. The driveway comes in off of Pond Road and goes in front of the building and then there's some turnaround parking in the back. So, it' be garage and office, kind of storage for either a

JOHN QUEENAN going over his review letter.

Potential outside agency permits required. One is obviously the New York State DEC with that freshwater wetland determination. You'll need to get a permit for disturbance either in the wetland or the adjacent area. Potentially they may need DOH approval for the well depending on how many anticipated employees are in the building.

BRIAN LEEJENTIS/APPLICANT A lot of the issues in the letter we'll be going over with **BRAD CLEVERLY/PE** and he would be addressing most of the issues.

JOHN QUEENAN Mentioning the basin and proposing a new sewer connection.

Town highway department for the for the new entrance and utility connections across Pond Road. You will have to go to Orange County Planning under the 239 and I put County DPW I think it's optional. It's surrounded by Kings Highway and Laroe Rd. There is no work or improvement on those roads. You can send it as a courtesy.

DOMINIC CORDISCO I would recommend that you send to County PW

You do know that you may have advisory comments from DPW. It's always a good thing to make sure that they know what's happening in the town.

JOHN QUEENAN Then some just some general housekeeping on the plans. A hardship waiver from the town board was received. So, I just want to note that that's why they referred tonight to the board. You should have a location plan for clarity of the setbacks. Technically the definition the town code is the front yard is the narrowest setback on the public street so that would really be the Pond Road side which would then make the King's Highway side the rear and then you're allowed one side yard. It's just a clarity thing on the plan that should be cleared up. That doesn't affect anything it's just I don't want set a precedent in the future for another applicant. So, we just stay standard with the code. The Bulk Table should be revised for the actual building height. Right now, it just says To Be Determined, they should list the height. There should be a note placed on the plan that's indicating that there's no outdoor storage proposed with the application and that none is being approved at this time as part of this. It is an option in the code. It is permitted but nothing shown. I just want to be clear that

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because we're getting office warehouse and storage. That outdoor storage doesn't come along with that. Monument signs are proposed a location should be provided on the plan. Comment seven town code requires ADA spaces to be 10 foot in width and a standard parking space detail should be provided. The parking spaces delineated in the front of the building, where you have garage door (*inaudible*) seem to line up exactly with the doors as you get farther down.

BRIAN LEEJENTIS/APPLICANT We're going to address that.

JOHN QUEENAN just make sure they line up. Comment Nine, we spoke about the wetlands. Comment 10, there should be a drainage analysis provided at least demonstrating, you know, zero net increase in runoff, where is it going? How are we conveying it to the stream?

DOMINIC CORDISCO In my experience, sometimes the County Planning Department wants to see, drainage issues as part of their referral. So, I was wondering if you would recommend the 239 referrals now or perhaps once a revised plan set comes in.

JOHN QUEENAN I don't mind sending it to the county. It doesn't require a full SWPPP. It's under that threshold. So really, it's just a localized drainage analysis just proving out quantities.

DOMINIC CORDISCO if you're comfortable with sending it to the County that's fine. I just don't want them to come back with comments on saying please provide the Drainage Analysis.

JOHN QUEENAN I'm comfortable because they don't need that full SWPPP.

Comment 11, the sewer service is required to be a force man as you're connecting force across the street. Also, you should have an analysis completed connection., the proposed retaining wall at the entrance should be relocated to outside of the town's driveway.

Comment 13 provide the sight distance for the driveway at least in the southern direction. I know you're very close to the intersection so you're not going to get that distance but the other direction you should provide, what it is *Comment 14* ties into the well providing the anticipated number of employees for the building and ultimately what sewer usage numbers will be provided to the board. The well detail should just be revised to reflect the actual well construction on site use existing well.

There is an existing Well, that that's one you're going to use?

BRIAN LEEJENTIS/APPLICANT Yes

JOHN QUEENAN So, what I would do is if you have the old drillers log. We've got to just make sure you have you have the right amount of casing. The grading plan doesn't seem to indicate any proposed contour elevations and the contours don't seem to correspond to the actual building elevation. Just have just have a check. We'll get that all set too for you. On the West side of the building, you have the loading docks.

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BRIAN LEEJENTIS/APPLICANT Yes. Going to be docks. No, whatever the elevation will supply for sheet drainage out of that area is what we're going to do. Okay. The elevation of the building itself will probably be 492. we're at. Yeah. Instead of I don't know what it says there, 490. You Well, it was unclear, but I look

JOHN QUEENAN ADA signage should be put on the plan and the height of the signage needs to be 17 signs. Any proposed Bollards along the front should be shown on the site plan. The sidewalk across the front of the building should be clarified if it's going to be raised or flush for the entirety. If it's raised, ADA will be required in the ADA spaces. *Comment 21* relates to that loading dock, the turning movements because there was a wall on the render rate coming out. So, the turning radius would be that. So those are going to be at grade. You won't need the dock wall and so then the truck can make the turn. But double check that satisfies that. It also showed a manning staircase. You should coordinate that with your architectural landscaping plan. The lighting plan was provided but it has a note that it does not comply with parking and pedestrian safety level.

BRIAN LEEJENTIS/APPLICANT I'll check that too. Yeah.

JOHN QUEENAN Also, on the lighting plan it should be noted that all the lighting are wall mounts. There's no parking lot pole lighting which is good. Just note that the proposed light should be dark sky compliant and there should be a note that it can be adjusted at the request of the town. Proposed water and sewer service covered everything.

BOARD COMMENTS

CHAIR ELFERS From my perspective the rendering is good, the color choice is good, and the design is good. Like John said it's not showing both of the dock bays. The retaining wall it's pre-cast, right, ready rock wall?

BRIAN LEEJENTIS/APPLICANT Yes.

CHAIR ELFERS So, it's going to need engineering and then submitted to the building inspector prior. Those ready rock walls come with a face like a surface or a color. I just think that it's a big part of the building. So, aesthetically, you might want to show us something that it is or what you're leaning towards because they are a pre-cast wall. So, they can either have a pattern on them, they have a color to them.

BRIAN LEEJENTIS/APPLICANT In the next drawings, we'll make sure we nail down all those details. Right now, we're trying to get through all of the other items that we had before the Moratorium.

CHAIR ELFERS I did notice the drainage on the right like John said. That on the right-hand side it's not showing the drainage and the swale to the left and then it's jumping into the lead drums down into the yard drain. So, we'll need the drain analysis for what that's going to be how much it created. The back of the building is the retaining wall, right?

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BRIAN LEEJENTIS/APPLICANT Yes, it is.

CHAIR ELFERS And we don't know how far out of the ground the building is going to be.....

BRIAN LEEJENTIS/APPLICANT It's probably going to be about 16 ft back there.

CHAIR ELFERS So it might be something detail-wise to include. The trucks, the type of trucks, are there going to be you think tractor trailers trying to get in there? It's like straight trucks.

BRIAN LEEJENTIS/APPLICANT No, it's like trucks with a trailer, or box trucks.

CHAIR ELFERS For the loading dock so that there's enough turnaround for them.

BRIAN LEEJENTIS/APPLICANT Just in my experience with like the castle, you got to have something for some of the trucks to back up to, just for ease of getting things in and out.

CHAIR ELFERS because even coming out onto Pond Road, that's going to be a difficult turn for a tractor trailer to make that left and then the right, you end up at Kings Highway. We need thought for type of trucks, number of people, hours of operation. The clearing for the grading, it shows one tree with a ribbon, if that tree is being retained. I'm not sure.

BRIAN LEEJENTIS/APPLICANT Say that again.

CHAIR ELFERS Like the trees and clearing the property, do you have a concept of what is going to be cleared and taken away?

BRIAN LEEJENTIS/APPLICANT Okay.

CHAIR ELFERS Because there is no landscape plan. So, as far as retention and then for the landscape, you know, because there is such a grade, what are the thoughts for a landscape plan for it. The lighting most of its John already went over

CHRIS STEERS I was going to ask several questions regarding to the drainage plan and is there existing impervious surface at the location or this is going to be all new impervious surface?

BRIAN LEEJENTIS/APPLICANT A lot of it was previously disturbed but yes, it's a vacant lot right now. The person before was storing stuff when I bought it. There was a lot of garbage to clean up and things piles of debris and things like that. So, I did some leveling on that just to clean up so I could get in there. Then I also was digging out the castle and we hit shale on that job site and I needed to store the shale. So, I put it against the back bank there where the building's going to go. I'll be moving that out or utilizing it for the underlayment of the parking lot and the building.

CHRIS STEERS I had same questions about the elevation of the building and such, but that's going to be addressed when the plans are resubmitted. Also, the tree removal, what that's going to look like in the landscape.

BRIAN LEEJENTIS/APPLICANT There won't be any trees removed in the front of the building facing Laroe Road. It's pretty cloaked with, even now with all the leaves off if you'd ride by.

CHAIR ELFERS It is, it's a nice screen right now. Even through the winter, it will be a nice screening.

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BRIAN LEEJENTIS/APPLICANT yeah, so it's even screening with just the trees itself and the bushes and everything like that. They're all going to remain. Then there's a few trees on the site that are actually growing out of; there's a couple dirt piles there. They're going to go, but they're just like weed trees. Then when it goes and gets built into the hill, there are some a couple oak trees and stuff like that. Most of them have rot or split. There's one there that I want to bring to my sawmill and cut. Other than that, there's not many there.

CHAIR ELFERS There's a lot of vegetation and tree saplings and things going up that whole grade like from the front to the left side. So, I don't know what your anticipating doing with or you're not touching any of that and you're just going to touch for where the building.....

BRIAN LEEJENTIS/APPLICANT Where the driveway comes in, for the retaining wall, we're going to have to do whatever minimal excavation we need to do there to get the footings in. Or if I'm going to do a concrete wall or if I'm going to do the gabion wall or some kind of other wall there. We'll get that down on the plan for sure, so we can build it.

CHRIS STEERS I don't know if we asked this question here regarding fire department access, but is that addressed through the building process or through this process?

JACKIE ELFERS That's through this process, and there is a concern that there's no ring road.

CHRIS STEERS Yeah. That's what I saw.

JOHN QUEENAN It's not for this size building. A ring road would not be required. It's based on square footage. I think I think once you cross the 20,000 Sq Ft threshold, there's a lot of more regulatory items that kick in.

MIKE MALLON I think you and Chris hit most of what I was looking at. I just wanted to mention one thing coming out of the last meeting in the summer, a couple people raised the question is this zoned for it. I looked at the old Schedule of Use the New Version and I think it's just the use of the warehouse and as we're talking amongst ourselves the word warehouse, when this is not, I don't see this as being called a warehouse. So, I just wanted to bring that up because I'd heard that as a concern from some people who must have been.

JOHN QUEENAN the accepted uses of Office Accessory it's called Warehouse but it's accessory storage that's currently right now both office and warehouse is permitted in the zone. So, the office would be your primary whether that may change with zoning, it would be primary office, with storage as accessory.

MIKE MALLON I was I was looking at the wholesale retail operations of the light industry nature, self-service storage per §98-29 builders, contractor's office and equipment yards. But I just think that the concern came up because we're referring to it or it's we've seen it in the letters as a warehouse and it's really not a warehouse.

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MARK ROBERSON I guess it's more general question than comment. Kind of alluding to outdoor storage. There's also going to be some sort of dumpster there. What's the location, size, things like that because you're going to have multiple uses which, I'm sure shared. So, not sure where how that falls in.

BRIAN LEEJENTIS/APPLICANT I like how it's situated on the property because that whole hill on Kings Highway going down towards a red light. I struggle to see what I've stored down there now for temporary and you can't even hardly see it. So, yeah, it does work very well. The dumpster's going to probably go on that end of the building.

MARK ROBERSON Got it. Okay. Thank you.

BRIAN LEEJENTIS/APPLICANT But we'll get it on the site.

GIUSEPPE CASSARA No Comment

LAURA MOSHER almost all of what I would consider my substantial comments were picked up by **JOHN QUEENAN** as they should be because he's an Engineer. I was curious about the yard drain, and if that means there's going to be a point source discharge into the wetland, buffer area or adjacent area and then about the grading in front of the building because I saw the profile shows that the profile of the drive that as it goes in front of the building is at zero. So, it's essentially flat. I do hope that the cross-section is going to be tipped away from the building. So, you're draining, right? So, I was just curious about that and the yard drain and what that was doing. John's comment about sightline brought me to think about will there be enough cleared area because as you say there's a lot of trees that screen the site from Laroe and will there be enough of an area here in a scenario if somebody is leaving Kings Highway and driving towards Monroe on Laroe and they instead make a right onto Pond will there be enough sight distance for anybody coming out of your driveway to see someone making that move before they get out there. I just was curious about that and that's just a thought. So, I don't know if it would be affected, I think only by the vegetation there, right? So, I don't know what's there specifically. So, if you do an inventory and you take a look at that. and then I had a question about the dock but that's already been answered and so I think that's it. Thanks.

CHAIR ELFERS So, we addressed the 239 that you're comfortable with it going. So, we can take that, the lead agency, we can have that drawn up, right?

DOMINIC CORDISCO speaking to JOHN QUEENAN Will your office handle that the circulation?

JOHN QUEENAN Yes, we will.

CHAIR ELFERS Brian, I think it falls back to you if you're comfortable coming back in December to address what's been stated tonight, that we can definitely put you on for the December meeting.

BRIAN LEEJENTIS/APPLICANT We were hoping maybe to do a public hearing first. I don't know if there's much more that the public would need to know from this with the renderings. We'll correct the loading dock and things like that, but that way we could have the public comment and then, the following month have a meeting with the plans changed if that's possible. I don't know.

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CHAIR ELFERS The only difference that would be would be the county, right? There might not be enough along be a long enough time span if we submit tomorrow. The meeting is the third, right?

JOHN QUEENAN Yeah. you need to have the right the county before a public hearing, and the board's comments

CHAIR ELFERS Let us know. I'd like to have a complete plan. So, keep moving along. If that doesn't work, then you would need to submit by December 24th for the January 7.

Motion to Adjourn meeting at 8:06pm by CHAIR ELFERS

Second by: MIKE MALLON

All in Favor: 6

Ayes 0 Nays

DRAFT