



**MINUTES OF MEETING
TOWN OF CHESTER
PLANNING BOARD
JUNE 15, 2015**

Mr. Little called the meeting to order at 7:05 p.m.

ATTENDANCE:

Chairman Paul Little, Al Muench, George Hilton, Rick Bump, John Nick, Walter J. Tennyson (Zoning Administrator), and Jeremy J. Little (Secretary). Absent were Suzanne Robbins and Eugene Dutcher.

MINUTES:

Mr. Bump made a motion to accept the minutes for the June 03, 2015 Special Meeting; motion seconded by Mr. Muench. Motion carried 6-0.

CORRESPONDENCE:

Zoning Administrator & Sanitary Code Enforcement Officer's Activity Report for May 2015.

NEW BUSINESS:

#SPR2015-09: DHC of Chestertown LLC is seeking Site Plan Review approval for a Dollar General retail store, on property located at State Route 8 (parcel next to Gallo Realty), identified by Tax Map Parcel #: 87.20-1-11, in Zone Classification Hamlet.

Gary Carstens and David House presented the application. Zack Monroe from Winchip Engineering was also present to answer any questions.

There was discussion regarding mechanicals of the building. It was questioned by Mr. Nick if the HVAC would be seen from any direction and Mr. House stated that it would most likely only be seen from the side of the building towards Gallo Realty. Mr. Bump questioned the lighting associated with the store and Mr. Carstens said that the lighting would be downcast. Mr. Hilton requested that the plan show where the locations of lighting/lighting fixtures would be situated on the parcel. Mr. Carstens explained to the Board that the front of the building would have cultured stone veneer towards the bottom with the rest made of hardiplank fiber cement siding. The sides of the building would consist of vertical metal siding.

The landscaping associated with the project was also discussed and was further decided that a landscaping plan with more detailed placement of trees/shrubbery would be required. Mr. Bump questioned the access for fire apparatus and emergency vehicles and Mr. Monroe

stated that the width of the driveway entrance is thirty-six ft. (36') wide and meets NYSDOT driveway entrance specifications.

Mr. Nick questioned delivery of goods and it was stated by Mr. Carstens that the loading dock would be towards the back of the parking lot. Further, the delivery truck would back up to the loading dock and would cart the goods into the store.

Mr. Hilton questioned signage for the store. Mr. House mentioned there would be a sign on the building and one near the entrance and he was certain that the signs would also be internally lit. Mr. Muench asked if there would be propane tanks on site and Mr. Carstens said that they would most likely be located behind the building, buried under ground. There would be at least one dumpster on the parcel, with necessary screening and enclosure.

There was a question asked about the required number of parking spaces. Currently, the Zoning Local Law requires that the Dollar General must have ninety (90) parking spaces; however, Mr. House has submitted an area variance request for 33 parking spaces, which will be heard at the upcoming Zoning Board of Appeals meeting on June 23rd, with a scheduled public hearing.

Chairman Little questioned if a permit has been acquired from NYSDOT and Mr. Monroe agreed that they are currently in the process of obtaining one. Mr. Muench asked if NYSDOT had any traffic concerns and Mr. Monroe stated that there were no traffic concerns by DOT. Mr. Ellsworth questioned how far the front of the building would be from State Route 8. Mr. Monroe said that it would be approximately one-hundred twenty ft. (120').

Mr. Muench summarized the four requests from the Planning Board: (1) Landscaping Plan; (2) More information on mechanicals and visibility from the main road; (3) Signage (size, materials); and (4) Lighting.

The Board agreed to review the application with the above four requested materials prior to the public hearing in July.

Mr. Bump made a motion to schedule a public hearing on July 20, 2015 at 7:30 p.m. concerning **#SPR2015-09** and to refer the Application to the Warren County Planning Department once the above four requests have been received by the Secretary of the Board; motion seconded by Mr. Ellsworth. Motion carried 6-0.

OLD BUSINESS: None.

BOARD PRIVILEGE:

Mr. Muench mentioned creating a checklist for Site Plan Review applications to better assist the Board in making determinations. There was also discussion regarding scheduling of a training session for the Board members to fulfill their 4 hr./yr. training requirement and inviting neighboring Towns.

ADJOURNMENT:

Mr. Ellsworth made a motion to adjourn the meeting at 7:42 p.m.; seconded by Mr. Muench.
Motion carried 5-0.

Respectfully submitted,

Jeremy J. Little

Secretary