

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, January 23, 2023, 7:00 P.M.

Town of Chester Municipal Center – 6307 State Route 9, Chestertown

Join Zoom Meeting

<https://us02web.zoom.us/j/87345854570>

Meeting ID: 873 4585 4570

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PUBLIC HEARINGS AND OLD BUSINESS: None.

MINUTES: Amend or accept minutes from Regular Meeting on November 21, 2022 and December 19, 2022.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for December 2022;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on December 22, 2022 for #SPR2022-16. Forms received by the Zoning Office on December 27, 2022;
- 2023 Meeting Schedule and Submittals.

OLD BUSINESS:

- **#SPR2020-13:** Loon Lake RV Park LLC (Tim Beadnell) is seeking Site Plan Review approval to finish and renovate the upstairs of the existing Camp Store to offer coin operated video games and coin operated laundry (2 sets). Property is located at 5400-5408 State Route 8, identified by Tax Map Parcel #: 103.-1-18.1, in Zoning District Low Intensity ****TABLED UNTIL FURTHER NOTICE BY REQUEST OF APPLICANT****
- **#SPR2022-16:** Sharon and Gerald Yarter are seeking Site Plan Review approval for the installation and placement of a 5.92 kW ground mounted solar PV system with whole house battery backup (as accessory

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structure). Property is located at 323 Landon Hill Road, identified by Tax Map Parcel #: 87.1-1-15, in Zoning District Low Intensity.

NEW BUSINESS:

- **#SPR2023-01:** Elizabeth A. Krebs is seeking Site Plan Review approval for the use of the first floor of an existing building as a studio gallery with classes being offered and handmade products and artwork for sale. Property is located at 6375-6377 State Route 9, identified by Tax Map Parcel #: 104.10-8-11, in Zoning District Hamlet.
- **#SPR2023-02:** Terri-Lee Allen is seeking Site Plan Review approval to change the use from a beauty salon to a liquor store. Property is located at 102 Riverside Drive, identified by Tax Map Parcel #: 104.10-6-23, in Zoning District Hamlet.
- **#SPR2023-03:** Gabrielle Kuba is seeking Site Plan Review approval to change the use of a portion of the existing law office to a beauty salon. Property is located at 102 Riverside Drive, identified by Tax Map Parcel #: 104.10-6-23, in Zoning District Hamlet.
- **#SPR2023-04:** Cooper Management Associates, LLC (Deborah Freer) is seeking Site Plan Review approval to renovate and construct additions to the existing restaurant to provide for expanded indoor and new outdoor dining. The proposed additions will consist of a 519 sq. ft. addition for indoor dining and a 507 sq. ft. outdoor covered patio for outdoor dining. Property is located at 5810 State Route 8, identified by Tax Map Parcel #: 104.1-2-1, in Zoning District Hamlet.
- **#SPR2023-05:** Randal and Mary Miller are seeking Site Plan Review approval for the construction of a 56' x 64' x 14' (H) steel commercial garage with a 56' x 14' exterior shed for storage of equipment and vehicles for Miller's Masonry and Property Management. The proposed garage will be connected to a new on-site wastewater treatment system. Property is located at 7860 State Route 9, identified by Tax Map Parcel #: 52.8-1-22, in Zoning District Hamlet.
- **Request to amend the Boundary Line Adjustment approval on October 16, 2000 to remove the condition as noted on the approved Map requiring merger of property located at Valley Farm Road, identified by Tax Map Parcel #: 52.8-1-19.2 with property located at 7882 State Route 9, identified by Tax Map Parcel #: 52.8-1-21.**
- **Request for Extension of the following Site Plan Review Application #SPR2021-01 proposal approved by the Planning Board on February 22, 2021:**
 - Renovation of an existing building (former Pottersville School and Word of Life Fellowship Offices) to twenty-two (22) residential apartment units. Proposal also includes the removal of an existing maintenance building and shed, construction of a covered main entrance, screened refuse area, potential future construction of (2) Four-Bay and (1) Nine-Bay parking garages and addition of second floor for seven (7) additional apartment units. Property is located at 71 Olmstedville Road, identified by Tax Map Parcel #: 35.4-2-47, in Zoning District Hamlet.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT:

Last Revised 1/20/2023 1:03 PM

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