

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, February 22, 2021 7:00 P.M.

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

DUE TO COVID-19 PANDEMIC AND NY ON PAUSE RESTRICTIONS, THE PLANNING BOARD MEETING WILL BE AVAILABLE TO THE PUBLIC ON ZOOM USING THE ACCESS LINKS BELOW. PUBLIC ACCESS WILL BE LIMITED IN THE MEETING ROOM AT THE TOWN MUNICIPAL CENTER DUE TO SOCIAL DISTANCING REQUIREMENTS.

Join Zoom Meeting

<https://us02web.zoom.us/j/83254757083>

Meeting ID: 832 5475 7083

One tap mobile

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Dial by your location

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+1 346 248 7799 US (Houston)

Meeting ID: 832 5475 7083

Find your local number: <https://us02web.zoom.us/u/ksdWcen5b>

PUBLIC HEARINGS AND OLD BUSINESS:

- **#SPR2019-06:** John and Cynthia Behan are seeking Site Plan Review approval for the construction of a 10,000 sq. ft. two-story mixed use commercial building. Property is located at 6 Skeet Dr., identified by Tax Map Parcel #: 87.20-1-5, in Zoning District Hamlet. ****PUBLIC HEARING remained open from 06/17/2019 Meeting.****
- **#SPR2021-01:** Clinton McKenna is seeking Site Plan Review approval for the 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.

MINUTES: Amend or accept minutes from Regular Meeting on January 25, 2021.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for January 2021;
- 2021 Meeting Schedule and Submittals for Planning Board, Zoning Board of Appeals, and Town Board;
- Minor Public Notice with location map from the Adirondack Park Agency dated February 05, 2021 and received by the Zoning Office on February 08, 2021 for APA Project No. 2021-0022 RE: Two-Lot Subdivision involving wetlands in a Recreational Rivers area (Project proposed by C. Thomas and Darlene Luciano, Tax Map #: 87.2-1-1.1);
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on February 09, 2021 for #SPR2021-01. Forms received by the Zoning Office on February 16, 2021.

OLD BUSINESS:

Last Revised 2/16/2021 4:34 PM

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- **#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****
- **#SPR2020-16:** John and Laura Dygert are seeking Site Plan Review approval for the construction of a 30' x 30' Addition to an existing 56'-8" x 24'-8" Two-Bedroom Single Family Dwelling which will increase the square footage of the existing single family dwelling by more than 50%. The addition will consist of a full basement, two bedrooms and living area with access to basement. Property is located at 122 Stone Bridge Road, identified by Tax Map Parcel #: 35.2-1-6, in Zoning District Moderate Intensity.

NEW BUSINESS:

- **#SPR2021-02:** Word of Life Fellowship is seeking Site Plan Review approval for interior and exterior renovations to the existing 6,825 square ft. "Council Hall" Building. Proposal also includes demolition of two (2) existing covered entries (one (1) 97 ± sq. ft. and one (1) 105 ± sf.), construction of: (1) new 215 ± sq. ft. vestibule and covered entry, (1) new vestibule and covered entry addition (215 sq. ft. + 310 sq. ft. roof coverage = 525 ± sq. ft.), new 960 ± sf. addition, and new concrete stairs and railings to lower walkway. Property is located at 8072 State Route 9, identified by Tax Map Parcel #: 36.-1-20, in Zoning District Moderate Intensity.
- **#SPR2021-03:** Word of Life Fellowship is seeking Site Plan Review approval for the installation of a new timber frame covered walkway at the current Word of Life Center campus walkway. Property is located at 8072 State Route 9, identified by Tax Map Parcel #: 36.-1-20, in Zoning District Moderate Intensity.
- **#SPR2021-04:** Heather Rio is seeking Site Plan Review approval for the keeping of one (1) horse, construction of a 24' x 30' Horse Barn, and approximately 10,000 sq. ft. paddock with a 5 ft. high fence. Property is located at 1439-1443 Friends Lake Road, identified by Tax Map Parcel #: 103.-1-23, in Zoning District Moderate Intensity.
- **#SPR2021-05:** Daniel and Patricia Howell are seeking Site Plan Review approval for the installation and placement of two (2) ground mounted 9' x 16' solar arrays (as an accessory structure). Property is located at 42 Grandview Lane, identified by Tax Map Parcel #: 121.-1-7, in Zoning Districts Rural Use and Industrial Use.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: