

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, February 28, 2022, 7:00 P.M.

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

---

Join Zoom Meeting

<https://us02web.zoom.us/j/85668307072>

Meeting ID: 856 6830 7072

One tap mobile

+16465588656,,85668307072# US (New York)

+13017158592,,85668307072# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 856 6830 7072

Find your local number: <https://us02web.zoom.us/j/kc3YnuvtLA>

## 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.\*\*** **\*\*PLEASE NOTE: The Public Hearing for #SPR2019-06 will be reconvened at 02/28/2022 Meeting\*\***

**MINUTES:** Amend or accept minutes from Regular Meeting on January 24, 2022.

## CORRESPONDENCE:

- Zoning Administrator's Activity Report for January 2022;
- 2022 Meeting Schedule and Submittals;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated January 31, 2022 and received by the Zoning Office on February 04, 2022 RE: APA Project No. 2022-0014, Proposed tourist accommodation consisting of four cabins, accessory use hot tub structure, associated OWTSSs, creation of a beach area, etc.;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated January 31, 2022 and received by the Zoning Office on February 04, 2022 RE: APA Project No. 2022-0015, Establishment of a new commercial use distillery on the site of a previously-authorized commercial use towing and auto repair business;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on February 03, 2022 for #SPR2022-01. Form received by the Zoning Office on February 08, 2022;
- Adirondack Park Agency Notice of Incomplete Permit Application dated February 07, 2022 and received by the Zoning Office on February 16, 2022 RE: APA Project No. 2022-0014, Tourist Accommodation, single family dwelling and two-lot subdivision;
- Adirondack Park Agency Request for Consultation dated February 16, 2022 and received by the Zoning Office on February 16, 2022 RE: APA Project No. 2022-0014.

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, February 28, 2022, 7:00 P.M.

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

---

- Letter from John J. Behan dated February 16, 2022 and received by the Zoning Office on February 16, 2022 RE: Site Plan Review #SPR2019-06, including Deed and Site Plan.

## 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\*\***
- **#SPR2022-01:** Lawrence and Janelle Turcotte are seeking Site Plan Review approval for the construction of a 27'-6" x 56'-0" Two-Bedroom Single Family Dwelling with a 12' x 24' deck, entry landings and other required infrastructure needed to serve the residence. Infrastructure includes but is not limited to electrical service, new drilled water supply well, on-site septic wastewater treatment system and driveway. The proposed land use and development will occur on the property where the slopes are in excess of 15% (location of proposed single-family dwelling). Property is located at 19 Echo Lane, identified by Tax Map Parcel #: 85.-1-14.12, in Zoning District Low Intensity.

## NEW BUSINESS:

- **#BLA2022-01:** Peter and Kathryn Fitzgerald are seeking approval for a boundary line adjustment for properties located at Atateka Drive and 809 Atateka Drive. The lot identified by Tax Map Parcel #: 120.11-1-1.12 will decrease from 1.61 acres to 1.33 acres and the lot identified by Tax Map Parcel #: 120.11-1-1.11 will increase from 3.53 acres to 3.79 acres. The proposed conveyance is .27 acres.
- **#SPR2022-03:** Peter and Kathryn Fitzgerald are seeking Site Plan Review approval for the demolition of an existing single-family dwelling, construction of a new four-bedroom single family dwelling with porch, deck and screen room, and construction of a detached garage with one (1) bedroom on the second floor. The proposed single-family dwelling will be constructed on slopes in excess of 15%. Property is located at 809 Atateka Drive, identified by Tax Map Parcel #: 120.11-1-1.11, in Zoning District Moderate Intensity.

## PUBLIC PRIVILEGE:

## BOARD PRIVILEGE:

## ADJOURNMENT: