

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, June 21, 2021 7:00 P.M.

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

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/84922912717>

Meeting ID: 849 2291 2717

One tap mobile

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Dial by your location

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Find your local number: <https://us02web.zoom.us/u/knyfV7z1U>

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.****

MINUTES: Amend or accept minutes from Regular Meeting on May 17, 2021.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for May 2021;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on June 02, 2021 for #SPR2021-13. Form received by the Zoning Office on June 03, 2021;
- Adirondack Park Agency Minor Project Public Notice (Application Determined) dated June 01, 2021 and received by the Zoning Office on June 03, 2021 RE: APA Project No. 2020-0237, Two-lot subdivision involving wetlands and the construction of a single-family dwelling;
- Adirondack Park Agency Referral #LV2021-0042 for Word of Life (Variance #497-V) dated June 18, 2021 and received by the Zoning Office on June 18, 2021.

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****

Last Revised 6/18/2021 11:01 AM

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- **#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.
- **#SPR2021-07:** Ash Real Estate Holdings LLC is seeking Site Plan Review approval for the use of a portion of the existing building (NAPA Auto Parts) as an Auto Repair Shop. Property is located at 6058 State Route 9, identified by Tax Map Parcel #: 121.-1-13, in Zoning District Moderate Intensity. ***TABLED at 03/15/2021 Planning Board Meeting.***
- **#SPR2021-11:** Word of Life Fellowship is seeking Site Plan Review approval for (1) Renovation of the existing "Lake House" dwelling, including construction of a 416 square ft. addition, demolition of existing 1-story entry vestibule and replacement of existing deck with new deck; (2) Demolition of existing one-story garage; (3) Renovation of the existing one-story detached structure and construction of a two-story garage addition (Garage 900 sq. ft. and Office 540 sq. ft.) to the existing one-story detached structure. Property is located at 8192 State Route 9, identified by Tax Map Parcel #: 36.-1-19.1, in Zoning District Moderate Intensity.
- **#SPR2021-12:** Mary Rohde is seeking Site Plan Review approval for the construction of a 3' x 8' extension to an existing 3' x 32' dock on a contractual access lot. Property is located at 136 Jones Road, identified by Tax Map Parcel #: 86.10-1-49.2, in Zoning District Moderate Intensity.
- **#SPR2021-13:** Sarah Phillips is seeking Site Plan Review approval for the construction of a 26' x 26' Single Family Dwelling with second story loft, 12' x 26' front porch, on-site septic wastewater treatment system, water supply well, and driveway with parking. The proposed land use and development will occur on the property where the slopes are in excess of 15%. Property is located at White Schoolhouse Road, identified by Tax Map Parcel #: 69.-1-22, in Zoning District Low Intensity.

NEW BUSINESS:

- **#SPR2021-14:** Robert and Mathilde Ross are seeking Site Plan Review approval for the construction of (2) fire pits, (3) patio areas, (2) paths leading to the future dock and other landscaping associated with the single family dwelling. The proposed land use and development/landscaping will occur on the property where the slopes are in excess of 15%. Property is located at 161 McPhillips Pine Lane, identified by Tax Map Parcel #: 136.-1-34, in Zoning District Moderate Intensity.
- **#SD2021-01:** Donald J. Stadler is seeking approval for a two-lot minor subdivision on property located at 241 Perry Road, identified by Tax Map Parcel #: 51.-1-12.1, in Zoning District Rural Use.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: