

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, June 27, 2022, 7:00 P.M.

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

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Join Zoom Meeting

<https://us02web.zoom.us/j/81129623262>

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## **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 16, 2022.

## **CORRESPONDENCE:**

- Zoning Administrator's Activity Report for May 2022;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated May 17, 2022 and received by the Zoning Office on May 23, 2022 RE: APA Project No. 2022-0120, Improvement of two existing corrugated metal culvert pipes under Interstate 87 involving wetlands;
- NYS Department of Environmental Conservation SEQR Lead Agency Determination letter dated May 23, 2022 and received by the Zoning Office on May 23, 2022 RE: SEQR Lead Agency Determination in connection with #SPR2019-06 (Behan);
- NYS Department of Health SEQR Lead Agency response e-mail dated June 02, 2022 and received by the Zoning Office on June 02, 2022; SEQR Lead Agency Determination in connection with #SPR2019-06 (Behan);
- NYS Department of Transportation SEQR Lead Agency letter dated June 13, 2022 and received by the Zoning Office on June 13, 2022 RE: SEQR Lead Agency Determination in connection with #SPR2019-06 (Behan);
- Adirondack Park Agency Request for Consultation dated June 13, 2022 and received by the Zoning Office on June 13, 2022 RE: APA Project No. 2022-0014;
- Letter from Declan O'Dea dated June 16, 2022 and received by the Zoning Office on June 17, 2022 RE: Stringham/O'Dea Minor Subdivision Application;
- E-mail including attached #SPR2020-08 Approval from Darci and Stefan Clausen dated June 17, 2022 and received by the Zoning Office on June 17, 2022 RE: Request for #SPR2020-08 Permit Extension.

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## 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\*\***

## NEW BUSINESS:

- **Request received from Declan O’Dea for a waiver of the requirements by the Board regarding the following Subdivision Sketch Plan Conference reviewed by the Planning Board on April 18, 2022:**
  - Proposed two-lot subdivision for property currently owned by Varick W. Stringham, located at 222 Indian Springs Road, identified by Tax Map Parcel # 120.10-1-50.1, in Zoning District Moderate Intensity. Proposed Lot 1 consisting of 2.7 ± acres and Lot 2 consisting of 18 ± acres.
- **Request for Extension of the following Site Plan Review #SPR2020-08 proposal approved by the Planning Board on July 20, 2020:**
  - Construction of a three-bedroom single-family dwelling, driveway, attached one-car garage, deck, covered front entry, on-site septic wastewater treatment system, and well. The proposed land use and development will occur on the property where the slopes are in excess of fifteen-percent (15%). Property is located at Chester Shores View, identified by Tax Map Parcel #: 86.18-1-6.
- **#SPR2022-07:** Heather and Joseph Rio are seeking Site Plan Review approval to amend Site Plan Review Application #SPR2021-04 approved on March 15, 2021 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. Amendment request is to include additional livestock (i.e. goats, horses, chickens, ducks, rabbits and pigs). Property is located at 1439-1443 Friends Lake Road, identified by Tax Map Parcel #: 103.-1-23, in Zoning District Moderate Intensity.
- **#SPR2022-08:** Lindsey and Justin Persons are seeking Site Plan Review approval to change the use of the existing building from a Restaurant (Pizza Shop, formerly “High Peaks Pizzeria” and “Buttino’s Italian Bistro”) to a Beauty Salon (“Looks by Lindsey & Co. Hair Studio”). Property is located at 6382 State Route 9, identified by Tax Map Parcel #: 104.10-4-1.2, in Zoning District Hamlet.
- **#SPR2022-09:** Joseph T. and Britney Sewall are seeking Site Plan Review approval to construct an 8’ x 10’ breezeway to connect the existing single-family dwelling to the existing 28’ x 28’ detached garage. The proposed addition will increase the square footage of the existing single-family dwelling by more than 50%, as the existing single-family dwelling and garage will be connected by the breezeway. Property is located at 181 Old Schroon Road, identified by Tax Map Parcel #: 36.-1-48.12, in Zoning District Moderate Intensity.

## PUBLIC PRIVILEGE:

## BOARD PRIVILEGE:

## ADJOURNMENT: