

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, November 16, 2020 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/85274700460>

Meeting ID: 852 7470 0460

One tap mobile

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+13017158592,,85274700460# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+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: 852 7470 0460

Find your local number: <https://us02web.zoom.us/u/kbKbK1rNJn>

## 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.\*\***
- **#SD2020-02:** Peckham Materials Corp. is seeking approval for a three-lot minor subdivision on property located at State Route 9, identified by Tax Map Parcel #: 121.-1-48, in Zoning Districts Moderate Intensity and Industrial Use. **\*\*PUBLIC HEARING remained open from 10/19/2020 Meeting (#SD2020-02 tabled until the 11/16/2020 Meeting).\*\***
- **#SPR2020-18:** Courtney Greco is seeking Site Plan Review approval for a retail store to sell clothing, household items, furniture, children's toys and books, etc. Property is located at 6384 State Route 9, identified by Tax Map Parcel #: 104.10-4-1.1, in Zoning District Hamlet.

**MINUTES:** Amend or accept minutes from Regular Meeting on October 19, 2020.

## CORRESPONDENCE:

- Zoning Administrator's Activity Report for October 2020;
- APA Minor Public Notice (Application Received) dated October 28, 2020 and received by the Zoning Office on November 01, 2020 RE: APA Project No. 2020-0237, Two-Lot Subdivision involving wetlands the construction of a single family dwelling;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on November 5, 2020 for #SPR2020-18. Form received by the Zoning Office on November 9, 2020.
- Adirondack Park Agency Jurisdictional Determination (J2020-0856) with Web Map Flyer dated November 10, 2020 received by the Zoning Office on November 10, 2020 RE: Peckham Material Corp. 3-Lot Subdivision.

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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\*\***
- **#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:

- **#SPR2020-19:** Beadland Park LLC (Andy Beadnell) is seeking Site Plan Review approval for construction of a 24' x 48' Open-Sided Pavilion and a 50' x 60' pool area on the existing campground. Property is located at 8021-8035 State Route 9, identified by Tax Map Parcel #: 36.3-1-12, in Zoning District Hamlet.
- **#SPR2020-20:** Rebecca Moon is seeking Site Plan Review approval for a bakery, deli, meat store and coffee shop. Property is located at 6384 State Route 9, identified by Tax Map Parcel #: 104.10-4-1.1, in Zoning District Hamlet.

## PUBLIC PRIVILEGE:

## BOARD PRIVILEGE:

## ADJOURNMENT: