

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, October 19, 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/85463379075>

Meeting ID: 854 6337 9075

One tap mobile

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Dial by your location

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Meeting ID: 854 6337 9075

Find your local number: <https://us02web.zoom.us/u/krpHY4A67>

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.

MINUTES: Amend or accept minutes from Regular Meeting on September 21, 2020.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for September 2020;
- Request received via e-mail on October 14, 2020 from Eric Schwenker (Authorized Agent for Peckham Materials Corp.) to table the scheduled public hearing RE: #SD2020-02;
- Adirondack Park Agency Permit 2006-0152A issued on October 14, 2020 and received by the Zoning Office on October 15, 2020 RE: Two-Lot Subdivision, Dixon Road (in connection with #BLA2020-01);
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on September 30, 2020 for #SPR2020-15. Form received by the Zoning Office on October 19, 2020.

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.

Last Revised 10/19/2020 9:34 AM

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- **#SPR2020-15:** Thomas and Karen DuRose are seeking Site Plan Review approval for the storage of boats and trailers (maximum of 100) for a fee. Property is located at 37 Old Schroon Rd., identified by Tax Map Parcel #: 36.-1-24, in Zoning District Moderate Intensity.

NEW BUSINESS:

- **#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.
- **#SPR2020-17:** Matt and Kristi Daly are seeking Site Plan Review approval for the construction of a new two-story Five-Bedroom Single Family Dwelling, 100 sq. ft. shed, driveway, on-site septic wastewater treatment system, well and landscaping. The proposed land use and development will occur on the property where the slopes are in excess of 15%. Property is located at McPhillips Pine Lane, identified by Tax Map Parcel #: 136.-1-35, in Zoning District Moderate Intensity.
- **Concept Plan Conference (Section 5.04 of the Zoning Local Law):**
 - Clinton McKenna, owner of property located at 71 Olmstedville Rd., identified by Tax Map Parcel #: 35.4-2-47, is seeking to convert the existing building (former Pottersville School and Word of Life Fellowship Offices) into residential apartments. Bret Winchip (Winchip Engineering) will present the proposal as Agent for Mr. McKenna.
- **#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.
- **#BLA2020-01:** Dominic Volpe Irrevocable Trust (Shaun Volpe Trustee) is seeking approval for a boundary line adjustment for properties located at 2 Dixon Road and 24 Dixon Road. The lot identified by Tax Map Parcel #: 88.13-1-6 (Lamphere) will decrease from 3.32 ± acres to 3.15 ± acres and lot identified by Tax Map Parcel #: 88.13-1-4 (Volpe) will increase from 3.54 to 3.71 acres. Conveyance is .172 ± acres.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: