

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, September 20, 2021 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88041639201>

Meeting ID: 880 4163 9201

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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 August 16, 2021.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for August 2021;
- Letter from Harold Townley dated September 03, 2021 and received by the Zoning Office on September 03, 2021 RE: Slight modification to approved plans for the construction of a garage on <15% (#SPR2021-08, approved on April 19, 2021);
- Letter from John and Laura Dygert dated September 08, 2021 and received by the Zoning Office on September 08, 2021 RE: Amendment to previously submitted plans in connection with #SPR2020-16;
- Adirondack Park Agency Minor Project Public Notice (Application Completed) dated September 15, 2021 and received by the Zoning Office on September 20, 2021 RE: APA Project No. 2021-0043 Construction of a single family dwelling within the Hudson River Recreational River Area, on/near Bird Pond Road (Tax Map Parcel #: 66.7-1-6.2);
- Adirondack Park Agency Request for Consultation dated September 17, 2021 and received by the Zoning Office on September 20, 2021 RE: APA Project No. 2021-0043 (Eric Schenone).

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-

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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 master bedroom, living room and basement access ~~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.
- **#SD2021-02:** Thomas Richardson is seeking approval for a three-lot minor subdivision on property located at 20 Alder Brook Road, identified by Tax Map Parcel #: 17.-1-27, in Zoning District Low Intensity.

NEW BUSINESS:

- **#SPR2021-16:** Laszlo Fuzesi is seeking Site Plan Review approval for the construction of a new two-story Six-Bedroom Single Family Dwelling, 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.-1-30, in Zoning District Moderate Intensity.
- Amendment request to the following Site Plan Review #SPR2021-08 proposal approved on 04/19/2021 to slightly revise the location of the proposed garage to align with the existing driveway:
 - **#SPR2021-08:** Harold Townley is seeking Site Plan Review approval for the construction of a new two-car two-story detached garage (27' x 27' including overhangs). Proposed land use and development will occur on slopes in excess of 15% and grading per engineered drawing will be completed. Property is located at 89 Marina Road, identified by Tax Map Parcel #: 86.9-1-6, in Zoning District Moderate Intensity.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: