

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, September 21, 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/87805680743>

Meeting ID: 878 0568 0743

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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.****
- **#SPR2020-11:** Beadland Park LLC (Andy Beadnell) is seeking Site Plan Review approval for the construction of an 8' x 16' bathhouse and to revise the previously approved landscaping berm plan in connection with #SPR2016-03 (approved on 08/15/16) and construct two (2) berms instead of one (1) berm. Additional requests for revisions to #SPR2016-03 and #SPR2019-18 approvals are detailed in a letter dated August 4, 2020 received from Tod Beadnell. Property is located at 8021-8035 State Route 9, identified by Tax Map Parcel #: 36.3-1-12, in Zoning District Hamlet.
- **#SPR2020-14:** Lyme Adirondack Timber Sales, LLC is seeking Site Plan Review approval to construct a new log storage yard on 7 of 10 lots (TM #s 121.-1-52 thru 56, 64 and 65), construction of a new office building and maintenance building on TM #: 121.-1-51, and the (2) remaining lots to remain undeveloped and used as a borrow area for fill material (TM #s 121.-1-49 & 50). Properties are located at Ross Farm Rd., identified by Tax Map Parcel #s: 121.-1-49 thru 56, 64 and 65), in Zoning District Industrial Use.

MINUTES: Amend or accept minutes from Regular Meeting on August 17, 2020.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for August 2020;

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- Warren County Planning Department Project Review and Referral Form, reviewed by Department on August 24, 2020 for #SPR2020-11, #SPR2020-12, #SPR2020-13 and #SPR2020-14. Forms received by the Zoning Office on August 25, 2020;
- E-mail dated September 2, 2020 from Joan Little and received by the Zoning Office on September 3, 2020 with attached letter from Joan Saunders Little, Karen Linn, Susan Roach, and Jean Beadle dated September 2, 2020 RE: “Planning Board Meeting – September 21, 2020; Loon Lake Dock Expansion Concept Hearing; Mary Rhode (“Applicant”)”;
- E-mail from Mary Ann Walker dated September 09, 2020 and received by the Zoning Office on September 9, 2020 RE: Planning Board Meeting 09/21/20 – Mary Rohde;
- Letter from Chris Devaney dated September 9, 2020 and received by the Zoning Office on September 10, 2020 RE: September 21, 2020 Presentation, Jones Rd. Common Beach Lot #1 Dock Proposal;
- Letter from Daniel R. Brown (POA for Fagen and Brown) dated September 8, 2020 and received by the Zoning Office on September 14, 2020 RE: “Report of an Application filed with Town of Chester by Mary Rohde to increase dock size, shape and capacity at so-called ‘Shared beach Lot #1 of Jordan Jones’ First (1924) subdivision”;
- E-mail from Thomas F. Gagnon dated September 11, 2020 with attachments and received by the Zoning Office on September 14, 2020 RE: “Rohde's Proposed Dock Facility – Lot #1 a/k/a Beach Lot”;
- Portion of the NYSDEC SWPPP for the Proposed Log Storage Facility Expansion to serve Lyme Adirondack Timber Sales, LLC (#SPR2020-14), received from JARRETT Engineers, PLLC on September 11, 2020 – Part I (Erosion and Sediment Control (Narrative Only), Part II (Post Construction Stormwater Management (Narrative Only), and Part III (Industrial Activities Stormwater Management (Narrative Only)).

OLD BUSINESS:

- **#SPR2020-12:** W & B Golf Carts, Inc./Scott Patzwahl is seeking Site Plan Review approval for retail sales and service of golf carts. Property is located at 13 Skeet Drive, identified by Tax Map Parcel #: 87.20-1-3, in Zoning District Hamlet.
- **#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.

NEW BUSINESS:

Amendment request to the following Site Plan Review #SPR2019-15 proposal to revise the size of the building approved by the Planning Board on December 16, 2019:

- o **#SPR2019-15:** James and Maribeth Batsford are seeking Site Plan Review approval for the construction of an addition to an existing 18’ x 24’ garage which will increase the square footage of the existing garage by more than 50%. The addition will consist of an attached 10’ x 17’ workshop and 40’ x 60’ building to be used as a garage and storage space. Property is located at 268 Perry Rd., identified by Tax Map Parcel #: 51.-1-26.1, in Zoning District Rural Use.
 - **Requested Amendment:** The addition will consist of an attached 10’ x 18’ workshop with the eve extending over a 10’ x 6’ slab on the road facing side, and a 30’ x 50’ building to be used as a garage and storage.
- **#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.

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- **Concept Plan Conference (Section 5.04 of Zoning Local Law):**
 - o Mary Rohde, title holder of property located at 136 Jones Rd., identified by Tax Map Parcel #: 86.10-1-49.2, is seeking to expand the current permitted dock (32' x 3') to accommodate up to six (6) boats for the back lots that have deeded access to the beach.
- **#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 District Industrial Use.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: