

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, April 18, 2022, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/88133730081>

Meeting ID: 881 3373 0081

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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 02/28/2022 Meeting.****

MINUTES: Amend or accept minutes from Regular Meeting on March 21, 2022.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for March 2022;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on March 23, 2022 for #SPR2022-04. Form received by the Zoning Office on March 24, 2022;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated March 22, 2022 and received by the Zoning Office on April 04, 2022 RE: APA Project No. 2022-0058, Construction of a new telecommunications tower;
- Adirondack Park Agency Notice of Incomplete Permit Application dated March 30, 2022 and received by the Zoning Office on April 04, 2022 RE: APA Project No. 2022-0058, Construction of a new telecommunications tower;
- Adirondack Park Agency Request for Consultation, including plans, dated April 01, 2022 and received by the Zoning Office on April 04, 2022 RE: APA Project No. 2022-0058;
- Letter from Cynthia P. Brown dated April 06, 2022 and received by the Zoning Office on April 07, 2022 RE: #SPR2022-06;
- Adirondack Park Agency Minor Public Notice (Application Received) dated March 18, 2022 and received by the Zoning Office on April 14, 2022 RE: APA Project No. 2022-0056, Construction of a new single-family dwelling with on-site water supply and on-site wastewater treatment system, and detached garage;
- Adirondack Park Agency Request for Consultation, including plans and Local Government Notice Form, dated April 13, 2022 and received by the Zoning Office on April 14, 2022 RE: APA Project No. 2022-0056.

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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****
- **#SPR2022-04:** Mary Bergquist is seeking Site Plan Review approval for the construction of a 22' x 42' Two-Bedroom Single-Family Dwelling with a porch, screened porch, and basement level garage, on-site septic wastewater treatment system, water supply well, and driveway. 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 20 Marina Road, identified by Tax Map Parcel #: 86.13-1-27, in Zoning District Moderate Intensity.

NEW BUSINESS:

- **#SPR2022-02:** James and Maribeth Batsford are seeking Site Plan Review approval for the demolition of an existing 12' x 22' deck and construct a new addition to an existing 32' x 40' 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 16' x 36' bedroom/sunroom, 8' x 26' hallway and 16'-6" x 24'-5" open deck with steps. Property is located at 268 Perry Road, identified by Tax Map Parcel #: 51.-1-26.1, in Zoning District Rural Use.
- **#SPR2022-05:** Word of Life Fellowship are seeking Site Plan Review approval for the installation and placement of five (5) pre-fabricated 8' x 8' sheds to receive trash and recyclables from campers and guests during their stay on the existing "Word of Life Pines" campground. Property is located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26, in Zoning District Moderate Intensity.
- **#SPR2022-06:** Kathi DeClerk, Robert Devlin and Deborah Devlin are seeking Site Plan Review approval for the renovation of an existing one-bedroom single-family dwelling with a loft (904 sq. ft. of living area) and construction of a new addition to the existing single-family dwelling. The addition will consist of a new bedroom with master bathroom, living room, laundry and loft, 168 sq. ft. screened porch and 312 sq. ft. deck (Total living area 1,384 sq. ft.). The proposed addition will be constructed on slopes in excess of fifteen-percent (15%) and will increase the square footage of the existing single-family dwelling by more than fifty-percent (50%). Property is located at 38 Woodcliff Acres Rd., identified by Tax Map Parcel #: 120.6-2-17, in Zoning District Moderate Intensity.
- **#BLA2022-02:** Leslie Ann Clement Revocable Trust is seeking approval for a boundary line adjustment for properties located at 82 Old River Road and 90 Old River Road. The lot identified by Tax Map Parcel #: 66.-5-7 will decrease from 10.4 acres to 10.298 acres and the lot identified by Tax Map Parcel #: 66.5-2-6.1 will increase from 3.7 acres to 3.901 acres. The proposed conveyance is 4,421 square feet.
- **#BLA2022-03:** Leslie Ann Clement Revocable Trust is seeking approval for a boundary line adjustment for properties located at 90 Old River Road and 82 Old River Road. The lot identified by Tax Map Parcel #: 66.-5-2-6.1 will decrease from 3.8 acre to 3.3 acres and the lot identified by Tax Map Parcel #: 66.5-2-7 will increase from 10.4 acres to 10.9 ± acres. The proposed conveyance is 21,475 square feet.

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- **Subdivision Sketch Plan Conference (*Section 3.01, Town of Chester Subdivision Regulations*):**
 - 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.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: