

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, May 16, 2022, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/83684435565>

Meeting ID: 836 8443 5565

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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.****
- **#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.

MINUTES: Amend or accept minutes from Regular Meeting on April 18, 2022.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for April 2022;
- Written Statement from Stephen Borgos (President of Traveltown, Inc.) dated April 18, 2022 and read at the April 18, 2022 Planning Board Meeting RE: #SPR2019-06;
- Copy of the PowerPoint Presentation by John Behan at the April 18, 2022 Meeting RE: #SPR2019-06;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on April 25, 2022 for #SPR2022-05. Form received by the Zoning Office on April 27, 2022;
- Letter from Steve Borgos, including highlighted drawings, received by the Zoning Office via e-mail on May 02, 2022 RE: #SPR2019-06;
- Letter from Jim Lieberum (Warren County Soil and Water) dated April 28, 2022 and received by the Zoning Office via e-mail on April 28, 2022 RE: Cynthia Brown property on Woodcliff Drive;

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- Letter from Rosick Well Drilling received by the Zoning Office on May 02, 2022 RE: Well Construction, Sarah and Trevor Sweet (#SPR2021-13);
- Letter, including revised plans, from John J. Behan dated May 04, 2022 and received by the Zoning Office on May 04, 2022 RE: #SPR2019-06 (6 Skeet Drive);
- Adirondack Park Agency Major Project Public Notice (Application Completed) dated May 02, 2022 and received by the Zoning Office on May 06, 2022 RE: APA Project No. 2022-0014, Proposed tourist accommodation consisting of three new cabins under 300 square ft. in size, etc;
- Letter from Cynthia P. Brown dated May 12, 2022 and received by the Zoning Office via e-mail on May 13, 2022 RE: #SPR2022-06.

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****
- **#SPR2022-05:** 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.

NEW BUSINESS:

- **Subdivision Sketch Plan Conference (Section 3.01, Town of Chester Subdivision Regulations):**
 - Existing properties located at Friends Lake Road, currently owned by Hudson Forest LLC:
 - Creation of "Lot 1" and "Lot 2":
 - Lot 1, consisting of Tax Map Parcel #s: 152.-1-1.3, 135.-2-5.2, 135.-2-4.2, 135.-2-3.2, 136.-1-24.2.
 - Lot 2, consisting of Tax Map Parcel #s: 136.-1-25.2, 119.-2-13.2, 119.-2-15.

PUBLIC PRIVILEGE:

- **Trevor Sweet, Discussion on Well Construction in connection with #SPR2021-13:**
 - Condition #3 of Approval for #SPR2021-13:
 - The requirement of 50 ft. minimum casing for the well is to be shown on the Plans.
 - Water supply well was drilled to 40 ft. with 10" diameter, instead of the required 50 ft. approved by the Planning Board.

BOARD PRIVILEGE:

ADJOURNMENT: