

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, October 18, 2021 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/82224439019>

Meeting ID: 822 2443 9019

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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.****
- **#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.

MINUTES: Amend or accept minutes from Regular Meeting on September 20, 2021.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for September 2021;
- Adirondack Park Agency Major Project Public Notice (Application Completed) dated September 20, 2021 and received by the Zoning Office on September 22, 2021 RE: APA Project No. 2020-0032, Removal of nine existing floating docks and installation of four new floating docks involving wetlands on Friends Lake (Tax Map Parcel #: 120.14-1-23);
- Adirondack Park Agency Request for Consultation dated September 22, 2021 and received by the Zoning Office on September 22, 2021 RE: APA Project No. 2020-0032 (Hill Park Property Owner's Association);
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on September 28, 2021 for #SPR2020-16. Form received by the Zoning Office on September 29, 2021.

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. Property is located at 122 Stone Bridge Road, identified by Tax Map Parcel #: 35.2-1-6, in Zoning District Moderate Intensity.

NEW BUSINESS:

- **#SPR2021-17:** Miriam Ruth Lampert is seeking Site Plan Review approval for the installation of a ground mount solar array. Array will consist of forty-six (46) LG435NT-E6 panels, (1) SMA SB7.7-1SP-US-41 Inverter, and (1) SMA SB7.0-1SP-US-41 Inverter. Property is located at 67 Sequettes Road, identified by Tax Map Parcel #: 103.-1-33, in Zoning District Low Intensity.
- **#SPR2021-18:** Thomas Gilmore is seeking Site Plan Review approval for the construction of a new Three-Bedroom Single Family Dwelling with attached unheated two-car garage, mudroom connector, entry and screened porch, new water supply well and on-site septic wastewater treatment system. The proposed land use and development will occur on the property where the slopes are in excess of 15% (at the main house location only). Property is located at 444 Chester Shores View, identified by Tax Map Parcel #: 86.18-1-5, in Zoning District Moderate Intensity.
- **#SPR2021-19:** Chester Four Corners, LLC is seeking Site Plan Review approval to convert an existing residential apartment, located on the first floor next to the existing law office, into a new space for the existing law office. Property is located at 102 Riverside Drive, identified by Tax Map Parcel #: 104.10-6-23, in Zoning District Hamlet.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: