



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
March 15, 2021**

Chairman Little called the meeting to order at 7:00 p.m.

ATTENDANCE:

Chairman Paul Little, George Hilton (Via Zoom), Pat Powers, Greg Taylor (Via Zoom), Bob Walp (Via Zoom), John Nick (Via Zoom), Jack D. Bartlett (Secretary), and Jeremy J. Little (Zoning Administrator) (Via Zoom). Absent was Al Matrose.

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.**

No one was present to speak on this Site Plan Review.

MINUTES: A motion was made by Pat Powers, Seconded by George Hilton to approve the February 22, 2021 Minutes of the Planning Board with the revision on #SPR2021-02 in regards to adding the word only increasing to Page four. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, and Mr. Nick- Abstained. Motion carried 4 in favor, and 1 abstained.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for February 2021;
- Adirondack Park Agency Minor Project Public Notice (Application Completed) dated March 03, 2021 and received by the Zoning Office on March 03, 2021 RE: APA Project No. 2020-0272 Two Lot Subdivision of 909± acres to create a 183.50± acre lot (Lot 1) with existing development and a vacant 725.54 ± acre lot (Lot 2).
- Adirondack Park Agency Request for Consultation dated March 03, 2021 and received by the Zoning Office on March 03, 2021 RE: APA Project No. 2020-0272 (McPhillips Properties LLC);

- Revised Plan for #SPR2021-04 received by the Zoning Office on March 05, 2021 via e-mail from Heather Rio;
- Adirondack Park Agency Minor Public Notice (Application Received) dated February 24, 2021 and received by the Zoning Office on March 05, 2021 RE: APA Project No. 2021-0043 Proposed construction of a single family dwelling within a Recreational Rivers Area.

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****

By the request of the applicant this Site Plan Review was tabled until further notice.

#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 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.

No one was present for this request.

#SPR2021-02: Word of Life Fellowship is seeking Site Plan Review approval for interior and exterior renovations to the existing 6,825 square ft. "Council Hall" Building. Proposal also includes demolition of two (2) existing covered entries (one (1) 97 ± sq. ft. and one (1) 105 ± sf.), construction of: (1) new 215 ± sq. ft. vestibule and covered entry, (1) new vestibule and covered entry addition (215 sq. ft. + 310 sq. ft. roof coverage = 525 ± sq. ft.), new 960 ± sf. addition, and new concrete stairs and railings to lower walkway. Property is located at 8072 State Route 9, identified by Tax Map Parcel #: 36.-1-20, in Zoning District Moderate Intensity.

The applicant was not present at the meeting. The Board determined that they would move forward with the discussion of an approval this evening.

Findings of Fact-

1. There will be little or no negligible impact on Public Health, safety, and general welfare, and the project satisfies all concerns stated in Section 5.06(E) of the Town of Chester Zoning Regulations;
2. The project agrees with the Town of Chester Master Plan;
3. The proposed action will have negligible impacts on the environment;
4. Warren County finds no significant impact;
5. Improvements to the building will increase ADA Compliance; and,
6. Landscaping Plan has been submitted and approved

The Short EAF was completed and it was determined that #SPR2021-02 was an Unlisted Action with negative environmental impact. A motion was made by Pat Powers, Seconded by Bob Walp to approve the EAF & Declaration. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, and Mr. Nick- Yes. Motion carried 5-0.

A motion to approve SPR 2021-02 with the Findings of Fact by Bob Walp, Seconded by George Hilton. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, and Mr. Nick- Yes. Motion carried 5-0.

#SPR2021-03: Word of Life Fellowship is seeking Site Plan Review approval for the installation of a new timber frame covered walkway at the current Word of Life Center campus walkway. Property is located at 8072 State Route 9, identified by Tax Map Parcel #: 36.-1-20, in Zoning District Moderate Intensity.

The applicants were not present at this meeting. The Board determined that they would move forward with their review this evening.

Findings of Fact-

1. There will be little or no negligible impact on Public Health, safety, and general welfare, and the project satisfies all concerns stated in Section 5.06(E) of the Town of Chester Zoning Regulations;
2. The project agrees with the Town of Chester Master Plan;
3. The proposed action will have negligible impacts on the environment;
4. Warren County finds no significant impact;
5. Covered walkway will provide safer transport during winter months; and,
6. Stormwater runoff will run into the existing storm water system.

Greg Taylor arrived at 7:07pm

The Short EAF was completed and it was determined that #SPR2021-03 was an Unlisted Action with negative environmental impact. A motion was made by Pat Powers, Seconded by John Nick to approve the EAF & Declaration. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 6-0.

A motion to approve #SPR2021-03 with the Findings of Fact by Pat Powers, Seconded by George Hilton. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 6-0.

#SPR2021-04: Heather Rio is seeking Site Plan Review approval for the keeping of one (1) horse, construction of a 24' x 30' Horse Barn, and approximately 10,000 sq. ft. paddock with a 5 ft. high fence. Property is located at 1439-1443 Friends Lake Road, identified by Tax Map Parcel #: 103.-1-23, in Zoning District Moderate Intensity.

Heather & Joseph Rio were present (Via Zoom).

Chairman Little stated that the stock pile was reduced to less than 100 square feet. The referral response from the Warren County Planning Department has been received.

Findings of Fact-

1. There will be little or no negligible impact on Public Health, safety, and general welfare, and the project satisfies all concerns stated in Section 5.06(E) of the Town of Chester Zoning Regulations;
2. The project agrees with the Town of Chester Master Plan;
3. The proposed action will have negligible impacts on the environment;
4. Warren County finds no significant impact; and,
5. Manure storage reduced to less than 100 square feet.

The Short EAF was completed and it was determined that SPR 2021-04 was an unlisted action with negative environmental impact. A motion was made by Pat Powers, Seconded by Greg Taylor to approve the EAF & Declaration. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 6-0.

A motion to approve SPR 2021-04 with the Findings of Fact by Pat Powers, Seconded by Bob Walp. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 6-0.

NEW BUSINESS:

#SPR2021-06: Missting Enterprises, LLC is seeking Site Plan Review approval for the installation of a 16' x 36' commercial swimming pool with a concrete patio and a mechanical room structure on the existing "Ideal Campground" property. Property is located at 115 Valley Farm Road, identified by Tax Map Parcel #: 53.-1-2, in Zoning District Rural Use.

Linda Lewis was present at the meeting. She is the one year owner of Ideal Campground. She has done upgrades to the campground and reduced sites to make room for a pool. She said with her original location of the pool, she was going to need a variance from the Zoning Board of Appeals; however, the pool has been moved to be 83.6 feet from the corner of the patio the shoreline of Trout Brook.

John Nick asked about the Mechanical Room. The applicant stated that it is referred to as a "Water Closet" and can be found on a slab.

Applicant submitted revised Site Plans and provided copies to the Board. The Secretary projected the revised Site Plan for the Board Members on Zoom.

Chairman Little stated that the Board had received a Non-Jurisdictional Letter from the Adirondack Park Agency.

A motion was made by John Nick, Seconded by Pat Powers to deem the application complete and submit to Warren County for review. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Abstained, and Mr. Nick- Yes. Motion carried 5-Yes and 1 abstained.

#SPR2021-07: Ash Real Estate Holdings LLC is seeking Site Plan Review approval for the use of a portion of the existing building (NAPA Auto Parts) as an Auto Repair Shop. Property is located at 6058 State Route 9, identified by Tax Map Parcel #: 121.-1-13, in Zoning District Moderate Intensity.

Chantal Deshaw was present via Zoom representing Ash Real-Estate Holdings LLC. The company currently has an Auto Repair Center in Warrensburg and wants to put a lift into the existing Napa Autoparts Store in Chestertown. This would be a one bay garage. The applicant has outlined parking spaces.

John Nick asked about the sign for the property. The applicant stated it is a non-attached sign to the building nearest the road. Sign will be 10 feet from the right away. Jeremy Little (Zoning Administrator) stated that there are 3 additional signs on the building that have not received permits from the Town. The additional sign on the property would be for Lotus Auto Experts. The applicant only had the information for the Lotus Auto Experts Sign and would be getting measurements for the approval of the signage that is currently on the building.

Pat Powers stated he is concerned with visibility of the cars waiting for repair.

John Nick asked about lighting for the signage.

Pat Powers asked about screening for the vehicles awaiting repair.

Bob Walp asked about storage outside of the building for tires and other materials. The applicant stated that they have a company who comes and removes the waste products. Pat Powers asked the applicant for the name of this removal company.

The Board Tabled #SPR2021-07 until the April 19, 2021 Meeting of the Planning Board.

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

The Adirondack Park Agency has submitted a Request for Consultation. The Board has no comments on the request. Jeremy Little, Zoning Administrator, will respond to the APA on behalf of the Board.

ADJOURNMENT:

Pat Powers made a motion to adjourn the meeting at 7:53pm.; motion seconded by John Nick. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 6-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board