



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
April 19, 2021**

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

ATTENDANCE:

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

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 John Nick, Seconded by Patrick Powers to approve the March 15, 2021 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

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

CORRESPONDENCE:

- Zoning Administrator's Activity Report for March 2021;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on March 22, 2021 for #SPR2021-06 with attached map. Form received by the Zoning Office on March 23, 2021;
- Adirondack Park Agency Request for Consultation dated March 18, 2021 and received by the Zoning Office on March 18, 2021 RE: APA Project No. 2021-0002 (Wells);
- Adirondack Park Agency Request for Consultation dated March 23, 2021 and received by the Zoning Office on March 23, 2021 RE: APA Project No. 2020-0213 (Loonie);
- Adirondack Park Agency Notice of Incomplete Permit Application dated October 08, 2020 and received by the Zoning Office on March 23, 2021 RE: APA Project No. 2020-0213;

- Adirondack Park Agency Minor Project Public Notice (Application Determined) dated March 29, 2021 and received by the Zoning Office on March 30, 2021 RE: APA Project No. 2020-0272 (McPhillips Properties LLC).

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.

#SPR2021-06: 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 (Applicant) was present via Zoom. She is the new owner of "Ideal Campground". She would like to install a new commercial inground pool. A discussion took place on the location and the provided engineering plans. This application is non-jurisdictional by Warren County.

Part II of the Environmental Short Form was completed with negative impact on the environment found. The County also found no county impact; however, provided the following comments-

1. Recommend adjusting the location of basketball to avoid roadways;
2. Add Greenery to Lot # 60.

Ms. Lewis stated that the basketball court was already there and was just repaired. She will be putting fencing up and adjusting the camp road with the installation of the pool.

Mr. Nick asked the applicant about the Mechanical Room Structure. The applicant stated that it is a 3'x3' cement slab by the wellhouse. Won't be an enclosed structure.

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.

Motion to approve #SPR2021-06 by Pat Powers, Seconded by Al Matrose. A Roll Call Vote was called by Secretary Bartlett-

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

#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.

The applicant was not present.

John Nick left the meeting at 7:14pm and recused himself.

NEW BUSINESS:

#SPR2021-08: Harold Townley is seeking Site Plan Review approval for the construction of a new two-car two-story detached garage (27' x 27' including overhangs). Proposed land use and development will occur on slopes in excess of 15% and grading per engineered drawing will be completed. Property is located at 89 Marina Road, identified by Tax Map Parcel #: 86.9-1-6, in Zoning District Moderate Intensity.

John Nick representing Harold Townley was present at the meeting. Mr. Nick stated that excavating was being completed and the location of the proposed garage meets the setbacks. The Chairman stated that this application does not require County Approval.

Mr. Matrose confirmed that this application did not include the house, Mr. Nick stated that that was correct.

Chairman Little stated that this is a Type II Action and not subject to SEQR.

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.

A motion to approve #SPR2021-08 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. Matrose- Yes and Mr. Nick- Yes. Motion carried 6-0.

John Nick returned to the meeting and sat on the Board at 7:17pm.

#SPR2021-09: F&W Forestry Services, Inc. are seeking Site Plan Review approval for a log concentration yard, removal of an existing 12' x 16' building and installation of a 14' x 28' x 18' building to be used as an office, and construction of a 12' x 16' x 10' lean-to structure to an existing 12' x 18' x 14' storage shed. Property is located at 16 Ron Gill Lane, identified by Tax Map Parcel #: 87.20-1-1, in Zoning District Hamlet and Moderate Intensity.

Wayne Tripp & Pete Nicholas were present (Via Zoom). They operate the Log Yard behind Stewart's. The purpose of the business is strictly the logs that are coming off the old Finch property. They are currently renting the site. They want to build lean to structures off the existing structure.

Mr. Nick asked if there is full retention to fuel lean to. The applicant stated that they have containment already.

Chairman Little stated that this requires screening typically; however, this operation is not visible from the highway. The Chairman asked the applicant regarding the daily traffic to the property. The applicant stated that the traffic varies by the season and day. Maximum of a dozen trucks a day at the busiest time. The Chairman advised that this will require County Approval.

A motion was made by John Nick to deem the Application Complete and send to Warren County for review. The motion was seconded by Al Matrose. A Roll Call Vote was called by Secretary Bartlett-

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

#SPR2021-10: Crik Capital Partners, LLC (David C. Crikelair, Manager) is seeking Site Plan Review approval for the conversion of an existing bedroom to laundry and addition of a new family room and master bedroom with an office to an existing single family dwelling. The proposed addition will increase the square footage of the existing single family dwelling by more than 50%. Property is located at 587 Atateka Drive, identified by Tax Map Parcel #: 120.19-1-11, in Zoning District Moderate Intensity.

David Crikelair was present (Via Zoom). He is seeking to construct a small addition to the home. The addition will increase the size by 50%. It is still going to be a one-story log structure and he needs no variances.

Mr. Walp asked about the noted office. The applicant stated that it is a personal use office.

Chairman Little stated his primary concern is the septic. The applicant stated that the septic tank with pumping tank is located near Atateka Drive. He has the tank pumped every year. The Chairman stated that we will be sending to Warren County for review.

Pat Powers asked about adding Master Bedroom. The applicant stated there will be 3 bedrooms in total.

A motion was made by Pat Powers to deem the Application Complete and send to Warren County for review. The motion was 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. Matrose- Yes and Mr. Nick- Yes. Motion carried 6-0.

#SPR2021-11: Word of Life Fellowship is seeking Site Plan Review approval for (1) Renovation of the existing "Lake House" dwelling, including construction of a 416 square ft. addition, demolition of existing 1- story entry vestibule and replacement of existing deck with new deck; (2) Demolition of existing one-story garage; (3) Renovation of the existing one-story detached structure and construction of a two-story garage addition (Garage 900 sq. ft. and Office 540 sq. ft.) to the existing one-story detached structure. Property is located at 8192 State Route 9, identified by Tax Map Parcel #: 36.-1-19.1, in Zoning District Moderate Intensity.

Clinton McKenna was present at the meeting representing the applicant. The property was previously owned by another Word of Life Camp. They're looking to construct an addition off the backside and add garage. Remove 53 square feet and adding 460 square feet. Will require a Variance to achieve what they're looking for.

Chairman Little stated that the application will require a Variance Approval by the Zoning Board of Appeals and he stated that the Board must wait for the decision on the Variance Application prior to deeming the application as complete.

The property is located in Special Flood Hazard Area.

#SPR2021-12: Mary Rohde is seeking Site Plan review for the installation of a 3' x 8' extension to an existing 3' x 32' dock and construction of a new 3' x 40' dock on a contractual access lot. Property is located at 136 Jones Road, identified by Tax Map Parcel #: 86.10-1-49.2, in Zoning District Moderate Intensity.

Mary Rohde and Andrea McDonough were present at the meeting. They are looking at adding dock space on an existing contractual access lot. There would be 6 dock spaces on two docks being proposed.

Chairman Little stated that the requirement is 150 feet for two docks and this would require a variance from the Zoning Board of Appeals.

John Nick asked who is using the dock space. The applicant stated that the property owners who don't have shoreline but access to the common beach. Mr. Nick advised that dock space cannot be rented by property owners on Loon Lake. The applicant stated that the mooring would be abandoned if the application is approved.

John Nick asked the Zoning Administrator if the 15 foot setback was okay. Zoning Administrator Little stated that that was correct.

Amendment request to the following Site Plan Review #SPR2020-19 proposal (approved on 12/21/2020) to revise the approved size of the Pavilion from 24' x 48' to 24' x 40' and revise the previously approved locations of the Pavilion and Pool:

- #SPR2020-19: Beadland Park LLC (Andy Beadnell) is seeking Site Plan Review approval for construction of a 24' x 48' Open-Sided Pavilion and a 50' x 60' pool area on the existing campground. Property is located at 8021-8035 State Route 9, identified by Tax Map Parcel #: 36.3- 1-12, in Zoning District Hamlet.

Tod Beadnell was present at the meeting. The location of the pavilion and pool area are reversed and this was the better plan. The pavilion would now be closer to the road.

Mr. Nick asked if this needed to go to the County for Approval again. The Zoning Administrator stated that that would be up to the Board.

A motion to Approve the Amendment to #SPR2020-19 was made by John Nick, Seconded by Pat Powers. A Roll Call Vote was called by Secretary Bartlett-

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

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

Chairman Little stated that in discussions with the Zoning Administrator and Secretary to the Board, he feels that an adjustment to the meeting schedule may need to be made to allow for the Zoning Board of Appeals to meet prior to the Planning Board for instances when Zoning Board Approval is required prior to Planning Board Approval. The Chairman stated that this would need to be discussed with the Town Supervisor and Town Board. A discussion ensued with the Board regarding the Chairman's proposal.

Mr. Nick stated that he is comfortable with the decision of the Town Supervisor and Town Board based on the recommendation. Mr. Matrose stated that he thinks we should move forward based on the recommendation of the Zoning Administrator and if he feels this would be a good change and would make things easier than he is for it. Mr. Walp stated that he feels we should definitely look into this.

The Secretary will submit the discussion to the Town Supervisor and Town Board via correspondence.

Councilwoman DuRose was present at the meeting and stated that meeting night changes could be brought to the Town Board especially if it would bring ease to the Zoning Administrator and Planning Board.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 8:19pm.; motion seconded by Pat Powers.
A Roll Call Vote was called by Secretary Bartlett-

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

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board