



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
June 27, 2022**

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

ATTENDANCE:

Chairman Paul Little, John Nick, Bruce Goody, Greg Taylor, Kathy Bilfield, Jack D. Bartlett (Secretary), Jeremy J. Little (Zoning Administrator) (Via Zoom), and Allisa Blanchard (Zoning Assistant) (Via Zoom). Absent was Vice Chairman George Hilton and Patrick Powers.\

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.****

Chairman Little reported that the Town of Chester has heard back from the Department of Transportation, Department of Health, and Adirondack Park Agency, in which each agency has agreed that the Town of Chester is the Lead Agency for this project.

The Public Hearing remained open from the June 17, 2019 Meeting of the Planning Board.

No comments were made during the Public Hearing.

A motion was made by John Nick, Seconded by Greg Taylor to close the Public Hearing at 7:03pm. The motion was carried 4-0. (Kathy Bilfield was absent for this vote).

A Resolution for Lead Agency Status was introduced by Paul Little, Seconded by Greg Taylor:

**Town of Chester Planning Board
RESOLUTION**

**DECLARE THE TOWN OF CHESTER PLANNING BOARD LEAD AGENCY UNDER
SEQRA REVIEW IN CONNECTION WITH SITE PLAN REVIEW APPLICATION
#SPR2019-06, JOHN AND CYNTHIA BEHAN**

WHEREAS, the Town of Chester Planning Board (“Planning Board”) has received an Application from John and Cynthia Behan (the “Applicants”) for the construction of a 10,000 sq. ft. two-story mixed use commercial building on property located at 6 Skeet Drive, identified by Tax Map Parcel #: 87.20-1-5 (the “Project”); and

WHEREAS, the Planning Board has determined to begin an environmental review process under the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Planning Board has identified the Project to be an Unlisted action for purposes of SEQRA review pursuant to 6 NYCRR 617; and

WHEREAS, in connection with the Project, the Planning Board, by Resolution, previously authorized the Town Zoning Administrator to notify other potentially involved agencies of the Planning Board’s intent to be Lead Agency to conduct a coordinated SEQRA review; and

WHEREAS, the Zoning Administrator has advised that other involved agencies have been notified and no objections have been received from the notified Agencies of the Planning Board’s Intent to be Lead Agency for the Project;

NOW, THEREFORE BE IT

RESOLVED, that the Planning Board of the Town of Chester declares itself Lead Agency for this Action.

**MOTION TO DECLARE THE TOWN OF CHESTER PLANNING BOARD AS LEAD
AGENCY STATUS IN CONNECTION WITH SITE PLAN REVIEW APPLICATION
#SPR2019-06, JOHN AND CYNTHIA BEHAN**, Introduced by Chairman Little who moved for its adoption, seconded by Greg Taylor:

Duly adopted this 27th day of June 2022 by the following vote:

AYES:	Chairman Little John Nick Greg Taylor Bruce Good
NOES:	None.
ABSTAINED:	None.

ABSENT: George Hilton
Kathy Bilfield
Patrick Powers

The motion was carried 4-0.

Part II and Part III of the Short EAF were completed by the Board.

Kathy Bilfield arrived at 7:07pm.

A resolution for Negative Declaration was introduced by Paul Little, Seconded by Greg Taylor:

**Town of Chester Planning Board
RESOLUTION**

**NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION
IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2019-06, JOHN
AND CYNTHIA BEHAN**

WHEREAS, the Town of Chester Planning Board (“Planning Board”) has received an Application from John and Cynthia Behan (the “Applicants”) for the construction of a 10,000 sq. ft. two-story mixed use commercial building on property located at 6 Skeet Drive, identified by Tax Map Parcel #: 87.20-1-5 (the “Project”); and

WHEREAS, the Planning Board has received a Short Environmental Assessment Form (“SEAF”) for the Project with Part I of the SEAF completed by the Applicants; and

WHEREAS, the State Environmental Quality Review Act (“SEQRA”) requires that the Planning Board undertake a thorough review of the potentially significant adverse environmental impacts prior to making its determination with respect to the Project; and

WHEREAS, the Planning Board has reviewed Parts 1, 2 and 3 of the SEAF and all other supporting information submitted to the Planning Board by the Applicants;

NOW, THEREFORE BE IT

RESOLVED, that in accordance with SEQRA, the Planning Board, as Lead Agency, has determined that the Project will not result in any significant adverse environmental impacts and hereby issues a Negative Declaration pursuant to the requirements of SEQRA and directs the Planning Board Chairman to complete and sign Part 3 of the SEAF as required for the Determination of Significance, confirming the foregoing Negative Declaration.

MOTION FOR ISSUANCE OF NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2019-06, JOHN AND CYNTHIA BEHAN (THE “APPLICANTS”),

Introduced by Chairman Little who moved for its adoption, seconded by Greg Taylor:

Duly adopted this 27th day of June, 2022 by the following vote:

AYES: Chairman Little
John Nick
Greg Taylor
Bruce Goody
Kathy Bilfield
NOES: None.
ABSTAINED: None.
ABSENT: George Hilton
Patrick Powers

The motion carried 5-0.

Findings of Fact-

1. There will be little or no impact on the environment
2. The project agrees with the Town of Chester Master Plan
3. Project meets Parking and Lighting Requirements
4. Landscaping Plan meets the Town of Chester Standards
5. Adirondack Park Agency declares the project as Non-Jurisdictional
6. SEQR Parts II and III have been completed by the Planning Board

Conditions for Approval:

1. Site Plan Review approval will be required when new tenant(s) occupy the building;
and
2. The Project will require a NYSDEC Stormwater Pollution Prevention Plan (SWPPP).

A motion to approve #SPR2019-06 with the Findings of Facts and Conditions of Approval by John Nick, Seconded by Bruce Goody. With all in favor, the motion was carried 5-0.

MINUTES: A motion was made by Greg Taylor, Seconded by Kathy Bilfield to approve the May 16, 2022 Minutes of the Planning Board. With all in favor, the motion was carried 5-0.

CORRESPONDENCE:

- Zoning Administrator’s Activity Report for May 2022;

- Adirondack Park Agency Major Project Public Notice (Application Received) dated May 17, 2022 and received by the Zoning Office on May 23, 2022 RE: APA Project No. 2022-0120, Improvement of two existing corrugated metal culvert pipes under Interstate 87 involving wetlands;
- NYS Department of Environmental Conservation SEQR Lead Agency Determination letter dated May 23, 2022 and received by the Zoning Office on May 23, 2022 RE: SEQR Lead Agency Determination in connection with #SPR2019-06 (Behan);
- NYS Department of Health SEQR Lead Agency response e-mail dated June 02, 2022 and received by the Zoning Office on June 02, 2022; SEQR Lead Agency Determination in connection with #SPR2019-06 (Behan);
- NYS Department of Transportation SEQR Lead Agency letter dated June 13, 2022 and received by the Zoning Office on June 13, 2022 RE: SEQR Lead Agency Determination in connection with #SPR2019-06 (Behan);
- Adirondack Park Agency Request for Consultation dated June 13, 2022 and received by the Zoning Office on June 13, 2022 RE: APA Project No. 2022-0014;
- Letter from Declan O’Dea dated June 16, 2022 and received by the Zoning Office on June 17, 2022 RE: Stringham/O’Dea Minor Subdivision Application;
- E-mail including attached #SPR2020-08 Approval from Darci and Stefan Clausen dated June 17, 2022 and received by the Zoning Office on June 17, 2022 RE: Request for #SPR2020-08 Permit Extension.

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****

No one was present to speak for this Application.

NEW BUSINESS:

- **Request received from Declan O’Dea for a waiver of the requirements by the Board regarding the following Subdivision Sketch Plan Conference reviewed by the Planning Board on April 18, 2022:**
 - 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.

Letter sent by Declan O'Dea was read into the record. Chairman Little read from Section 6.01 of the Town of Chester Zoning Local Law. The Chairman recommends that the Applicant submits an application and merge into one lot with the existing lot.

The Applicant will be submitting an application to the Board following a brief discussion.

- **Request for Extension of the following Site Plan Review #SPR2020-08 proposal approved by the Planning Board on July 20, 2020:**
 - Construction of a three-bedroom single-family dwelling, driveway, attached one-car garage, deck, covered front entry, on-site septic wastewater treatment system, and well. 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 Chester Shores View, identified by Tax Map Parcel #: 86.18-1-6.

Stefan Clausen was present via Zoom. The Letter of Request for the extension was read into the record.

A motion to grant the extension by Greg Taylor, Seconded by Bruce Goody. With all in favor, the motion was carried 5-0.

#SPR2022-07: Heather and Joseph Rio are seeking Site Plan Review approval to amend Site Plan Review Application #SPR2021-04 approved on March 15, 2021 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. Amendment request is to include additional livestock (i.e. goats, horses, chickens, ducks, rabbits and pigs). Property is located at 1439-1443 Friends Lake Road, identified by Tax Map Parcel #: 103.-1-23, in Zoning District Moderate Intensity.

Heather and Joseph Rio were present at the meeting. They are looking to add additional livestock to the property.

Kathy Bilfield asked about the location of the property. She asked if the Applicants had experience keeping livestock. She asked if a compost pile was planned.

Chairman Little stated he is concerned with pigs being on the property in regards to the sanitary element.

John Nick is concerned with the amount of livestock not being very descriptive. Greg Taylor is also concerned with pigs. John Nick stated that he would like to see quantities on the request.

Chairman Little stated that he believes a Public Hearing is going to be necessary.

John Nick confirmed with the Applicant that everything will be housed in a barn.

The Applicant stated the following are the livestock quantities being requested-

- 2 Goats
- 3 Horses
- 6 Chickens
- 4 Ducks
- 1 Rabbit
- No Pigs.

A motion was made by Greg Taylor, Seconded by Kathy Bilfied to deem the Application complete with the amendment made, submit to the Warren County Planning Department for review, and schedule a Public Hearing for July 18, 2022. With all in favor, the motion was carried 5-0.

#SPR2022-08: Lindsey and Justin Persons are seeking Site Plan Review approval to change the use of the existing building from a Restaurant (Pizza Shop, formerly “High Peaks Pizzeria” and “Buttino’s Italian Bistro”) to a Beauty Salon (“Looks by Lindsey & Co. Hair Studio”). Property is located at 6382 State Route 9, identified by Tax Map Parcel #: 104.10-4-1.2, in Zoning District Hamlet.

Lindsey and Justin Persons were present at the meeting. They are looking to change the existing usage of the building to move their salon from Warrensburg to Chestertown. She stated that they have a well-established business and client base and she is looking to return to her hometown. The salon will have a small retail area.

A motion as made by John Nick, Seconded by Bruce Goody to deem the Application complete, and submit to the Warren County Planning Department for review. With all in favor, the motion was carried 5-0.

#SPR2022-09: Joseph T. and Britney Sewall are seeking Site Plan Review approval to construct an 8’ x 10’ breezeway to connect the existing single-family dwelling to the existing 28’ x 28’ detached garage. The proposed addition will increase the square footage of the existing single-family dwelling by more than 50%, as the existing single-family dwelling and garage will be connected by the breezeway. Property is located at 181 Old Schroon Road, identified by Tax Map Parcel #: 36.-1-48.12, in Zoning District Moderate Intensity.

Britney Sewall was present at the meeting. They are looking to connect the garage to their home.

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

Findings of Fact-

1. There will be little to no negative impact on the environment;
2. Project agrees with the Town of Chester Master Plan;
3. Proposed action will have negative impact on environment;
4. As per Section 5.06 G(1) there will be no Public Hearing as the expected level of Public Interest is negligible; and
5. The garage has already been approved and built.

A motion to approve #SPR2022-09 with the Findings of Fact by Greg Taylor, Seconded by Kathy Bilfield. With all in favor, the motion was carried 5-0.

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

- The Board reviewed the correspondences from the Adirondack Park Agency and had no comments concerning the following APA Projects:
 - APA Project No. 2022-0120
 - APA Project No. 2022-0014

ADJOURNMENT:

Kathy Bilfield made a motion to adjourn the meeting at 8:27pm, motion seconded by Greg Taylor. With all members in favor, the motion was carried 5-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board