

## **PLANNING BOARD ~ TOWN OF CHESTER**

### **MINUTES OF MEETING ~ APRIL 16, 2012**

ATTENDANCE: Rick Bump, Eugene Dutcher, Paul Little, Harold Ellsworth, George Hilton, Al Muench, and Deputy Zoning Administrator, John Wolfe.

CORRESPONDENCE: The Office of Planning and Zoning received several calls and comments supporting the plans to renovate the Remington Building and Re-open the former Ice Cream Shop as a Steak House.

#### **NEW BUSINESS:**

#SPR2012-03 ~ Gregory Taylor is requesting a site plan review to renovate the former Ice Cream Parlor on the corner of Church and Main Street in Chestertown and transform the Hamlet-zoned property into a Steak House.  
(Tax Map# 104.10-7-4).

Mr. Little opened the meeting by asking Mr. Taylor to give the Board an overview of his plans for the historic Remington Building on Main Street in Chestertown. At the time of the meeting, the building had been vacant for approximately 2.5 years. A Site plan Review is required for any commercial property that has been vacant for two years.

Mr. Taylor told the Board that he wanted to renovate the former Ice Cream Shop and lease the Building to a former restaurateur who planned on re-opening the vacant building as a "Steak house with a South American Flair – along with a wine bar."

Mr. Taylor told the Board that he wanted to preserve the "same floor plan" and exterior appearance of the historic building and that he would not be making any changes to the building's footprint, other than some minor changes to the exterior staircases, which had already been approved by Chester's Office of Planning and Zoning.

Mr. Taylor also told the Board that an inspector from Warren County inspected the building and concluded that the structure was still in compliance with the County's Fire Codes.

Two other issues were broached by the board (replacing the septic system and the possibility of renting the upper floor of the building) but the Board quickly concluded that the septic issue would be decided by the Town Board, the NYS

Department of Health and that the use of the top floor of the building was not pertinent to the Planning Board's Site Plan Review.

Several members of the Board expressed their personal support, and said that they were encouraged about the size and scope of the project – especially due to its location on Main Street in Chestertown ("The Remington Block").

Mr. Little asked the Board if they had any questions or concerns. They said no. However, one Chestertown resident, Mike Terry, stood up and asked the Board what they planned to do about an unrelated complaint that he had filed against Mr. Taylor two weeks earlier.

Mr. Wolfe, Deputy Zoning Administrator, said that both he and Walt Tennyson, the Zoning Administrator, had inspected the site of Mr. Terry's complaint and found no violations. Mr. Little added that Mr. Terry's complaint had nothing to do with the Site Plan Review the board was currently deliberating.

Mr. Bump made a motion to approve the proposal. Mr. Dutcher seconded the motion. The motion was carried, 6-0.

ADJOURNMENT: Mr. Dutcher made a motion to adjourn the meeting. The motion was seconded by Mr. Ellsworth. The meeting adjourned at 7:32 pm.

Respectfully submitted,

John Wolfe ~ Deputy Zoning Administrator