



**MINUTES OF MEETING  
TOWN OF CHESTER PLANNING BOARD  
Regular Meeting  
August 16, 2021**

Chairman Paul Little called the meeting to order at 7:01 p.m.

**ATTENDANCE:**

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

**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.

**#SD2021-03:** Varick W. Stringham, Jr. is seeking approval for a two-lot minor subdivision on property located at 222 Indian Springs Road, identified by Tax Map Parcel #: 120.10-1-50, in Zoning District Moderate Intensity.

The applicants stated that they had submitted the Engineered Septic Plans for the Sub-Division.

Having been duly advertised, the Public Hearing was opened at 7:04pm-

No comments were made during the Public Hearing

A motion to close the Public Hearing at 7:05pm by John Nick, Seconded by Bob Walp. With all members in favor, the motion was carried 7-0.

SEQR Review was completed with no or small impact for all questions in Part II of the Short Environmental Assessment Form and it was declared that #SD2021-03 was an Unlisted Action.

Findings of Fact-

1. #SD2021-03 is a Minor Subdivision;
2. The Board completed the SEQR Review and issued a negative declaration;
3. A duly advertised public Hearing was held on August 16, 2021;
4. APA deems the project non-jurisdictional;
5. Lot 2 (Tax Map Parcel #120.14-1-11) will contain septic system. Lot 1 will be 21.7 acres and is currently improved with two (2) existing single family dwellings and lean-to.

Condition of Approval-

1. The proposed septic wastewater treatment system meets the standards for new wastewater treatment systems as described in the Town of Chester On-Site Wastewater Treatment Local Law, Article III and V; and,
2. No changes, erasures, modifications, or revisions shall be made in this Plat after approval has been given by the Planning Board.

A motion to approve #SD2021-03 with the Findings of Fact and Condition as presented by Bob Walp, Seconded by Greg Taylor, with all Board Members in favor, the motion was carried 7-0.

**MINUTES:** A motion was made by Al Matrose, Seconded by John Nick to approve the July 19, 2021 Minutes of the Planning Board. With all members in favor, the motion was carried 7-0.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for July 2021;
- Adirondack Park Agency Jurisdictional Determination J2021-0702 RE: Proposed three-lot subdivision of Tax Map Parcel #: 17.-1-27 for Thomas Richardson (Planning Board Application #SD2021-02), dated July 22, 2021 and received by the Planning and Zoning Office on July 22, 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.-1-18.1, 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.

**#SPR2021-07:** 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. \*TABLED at 03/15/2021 Planning Board Meeting.\*

The Zoning Administrator stated that the Applicant has verbally withdrawn the Application, per a phone discussion on August 13, 2021.

John Nick asked if the sign compliance has been completed. The Zoning Administrator stated that he will be speaking to the Applicant.

**NEW BUSINESS:**

**#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.

Matt Webster was present representing the applicant. He stated that the APA finds no wetlands on the property. A perc test was completed and there are no current plans to build. Discussion on Sub-Divisions took place with the Board members Present. A lengthy discussion on needs for perc tests and soil testing holes ensued with the Board members present.

The Zoning Administrator read from the Town of Chester Zoning Local Law and the Town Sanitary Code on the request of the Board.

George Hilton discussed a Septic System Condition following Article 6. Bob Walp stated that one perc test was completed on the site and asked why one was not completed for each lot. Chairman Little read Section 6.01 of the Town Subdivision Regulations.

Applicant will return with the following-

- Two perc test and test pits for each proposed lot; and,
- Well locations of neighboring property owners.

Application was tabled until the next meeting of the Planning Board.

**PUBLIC PRIVILEGE:** None

**BOARD PRIVILEGE:**

Lengthy discussion ensued regarding Subdivision Regulations.

**ADJOURNMENT:**

Al Matrose made a motion to adjourn the meeting at 8:13pm, motion seconded by George Hilton. All members in favor, the motion was carried 7-0.

Respectfully submitted,

Jack D. Bartlett  
Secretary  
Planning Board