



**MINUTES OF MEETING  
TOWN OF CHESTER PLANNING BOARD  
Regular Meeting  
December 20, 2021**

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

**ATTENDANCE:**

Chairman Paul Little, Greg Taylor, Bob Walp (Via Zoom), John Nick, Patrick Powers, George Hilton (Via Zoom), 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.

Greg Taylor arrived at 7:01pm.

**#SPR2021-20:** James Mrazek (Agent: Haley Grygiel, Purchaser Under Contract) is seeking Site Plan Review approval for the construction of a 49' x 25' Two-Story Single Family Dwelling with a 12' x 33' Deck and 33' x 8' Side Porch, driveway, on-site septic wastewater treatment system, and water supply well. The proposed land use and development will occur on slopes in excess of 15%. Property is located at Grove Street, identified by Tax Map Parcel #: 137.14-1-18.6, in Zoning District Rural Use.

Haley Grygiel was present at the meeting. She presented that she is creating a single family dwelling, slopes on the property are present, and the variances requested by the Zoning Board of Appeals have been granted.

Having been duly advertised, Chairman Paul Little opened the Public Hearing at 7:02pm

Michael Prince gave a lengthy PowerPoint presentation that included-

- Land Use
- Run off from the Property to the Development
- Size of the Home being requested

-General Objections from the neighborhood

Chris Kielbiowski is concerned with the removal of trees, where the location of the vehicles parking will be, the drainage from the property both pre and post construction, the lot size with what is being proposed, and wants a survey of the property to be completed.

John Nick asked the applicant and Secretary of the Board if the variances had been granted by the Zoning Board of Appeals. The Secretary confirmed that the variances had been granted. Mr. Nick asked if the removal of trees would be near a waterfront, the Applicant stated that the removal is not near Tripp Lake or any other water body.

Michael Prince continued his presentation that included-

-Issues with the Landscaping Plan

-Issues with the Size of Home

-Feels that runoff is getting worse and will just continue to get worse with the proposed development

Kevin Grygiel stated that the roadway for the development is not a Town of Chester roadway, it is a private roadway maintained by the development.

John Nick asked if the development was a formal Association with bylaws. The Applicant and neighboring property owners stated that they are unsure, that they pay dues for road maintenance, there is no Homeowner's Association and Jovic Development has loose bylaws.

Greg Taylor stated that it seems that the neighborhood is faulting the Applicant for wanting to build her home.

John Nick asked the Applicant for a timeline for clearing trees and development of the landscaping plan. The Applicant stated that it would be completed by the following spring.

Kevin Grygiel stated that the home is 1,800 square feet. He feels that the presentation is faulted. The lot was surveyed and stamped. The site plan has been completed by an engineer with stamped plans.

John Nick recommended to the Applicant that if they move forward with construction that they contact Warren County Soil & Water for guidance on runoff and rainwater absorption.

Kevin Grygiel stated that the landscaping plan and house would be a benefit to the community and would assist the assessed value in the area.

Raluca Serghe (Via Zoom) stated that the Board must obey the current Town of Chester Zoning Laws as of December 20, 2021. She feels that the Town should protect the neighborhood. She feels the construction will worsen the roadway. She feels the house will be a detriment to the neighborhood. She feels the Applicant is trying to put the neighborhood adrift. She feels that safety is a concern. She stated that it is the job of the Town of Chester to protect their citizens.

Chairman Little stated that the main concern from the neighborhood seems to be the runoff. He personally feels that the sand on the property is going to be permeable based on his professional experiences.

Kevin Grygiel stated that when the deep test pits were completed, there was sand present and he has a video of the tests being completed if the Board would like a copy of it.

Chairman Little read the letter the Board received from the Developer approving the project.

Michael Prince asked if there were regulations regarding the grades and property sizing. The Zoning Administrator stated that he was not aware of any.

Chris Kielbiowski is concerned with the difference of lot size compared between the Application and Warren County.

Raluca Serghe stated that the neighbors are not penalizing anyone. They are looking for the neighborhood's safety to be protected.

Chris Kielbiowski feels that the new house is too large for the lot.

A motion was made by John Nick, Seconded by Greg Taylor to close the Public Hearing at 7:56pm. A Roll Call vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor, Hilton

NAYS- None

Abstain- None

Absent- None

Motion carried 6-0.

#### 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. The required variances have been approved by the Town of Chester Zoning Board of Appeals;
5. The Adirondack Park Agency finds the project to be non-jurisdictional;
6. The Developer has approved the layout of the project and submitted a letter to the Board;
7. The Well & Wastewater Treatment System have been approved by the Town of Chester; and,
8. Warren County finds no significant impact.

The Board determined that the Project is an Unlisted Action and reviewed all questions in Part II (Impact Assessment) of the Short Environmental Assessment Form (EAF). All questions were answered "No, or small impact may occur", except for question #10, which was answered

“Moderate to large impact may occur”. The Board completed Part III (Determination of Significance) of the Short EAF and included the following finding:

“The finding of the Planning Board is due to the removal of trees for construction, more water runoff will be produced on the property. The property also has slopes in excess of fifteen percent (15%) and the proposed home will have a non-permeable roof.”

The Board determined that the proposed action will not result in any significant adverse environmental impacts and issued a negative declaration for the Project. Part III of the Short EAF will be signed by Chairman Paul Little.

#### Conditions of Approval-

1. A system is to be designed to collect water runoff coming off the roof;
2. The driveway is to be constructed with a permeable surface;
3. A rain garden will be installed to protect from surface water runoff on the property running towards the roadway; and,
4. Runoff mitigation is to be conducted during construction.

A motion to approve #SPR2021-20 with the above-listed (4) conditions by John Nick, Seconded by Pat Powers. A Roll Call vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor, Hilton

NAYS- None

Abstain- None

Absent- None

Motion carried 6-0.

**#SPR2021-21:** Beadland Park, LLC (Andy Beadnell) is seeking Site Plan Review approval for the addition of 12 new RV sites to the existing 49-Lot “Schroon Lake RV Park” Campground. Property is located at 7955-8035 State Route 9, identified by Tax Map Parcel # 36.3-1-12, in Zoning District Hamlet. Tod Beadnell was present at the meeting. A new survey map with the clarifications from November 2021 was distributed to the Board. The Board discussed the septic system plans. The Maintenance building is now on the map. The plan is to have the trees for the berm planted by June 2022.

#### 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. Septic Wastewater Treatment System requires New York State Department of Health approval; and,
6. Project sponsors propose to add 12 new sites to an already existing 48 site campground.

The Board determined that the Project is an Unlisted Action and answered all questions in Part II (Impact Assessment) of the Short EAF as “No, or small impact may occur”. The Board determined that the proposed action will not result in any significant adverse environmental impacts and issued a negative declaration for the Project. Part III of the Short EAF (Determination of Significance) will be signed by Chairman Paul Little.

Conditions of Approval-

1. NYS Department of Health approval will be required for the project; and,
2. The Applicant will replace all existing shrubs and trees on the berm with dwarf spruce trees (4-6 ft. in height) by June 2022.

A motion to approve #SPR2021-21 by Greg Taylor, Seconded by Bob Walp. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor, Hilton

NAYS- None

Abstain- None

Absent- None

Motion carried 6-0.

**MINUTES:** A motion was made by John Nick, Seconded by Greg Taylor to approve the November 15, 2021 Minutes of the Planning Board with the clarification that John Nick stated that the berm planting was to be completed by June 2022 and not by the end of 2022 for SPR2021-21. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor, Hilton

NAYS- None

Abstain- None

Absent- None

Motion carried 6-0.

**CORRESPONDENCE:**

- Zoning Administrator’s Activity Report for November 2021;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on December 01, 2021 for #SPR2021-20 and #SPR2021-21. Forms received by the Zoning Office on December 07, 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.

**NEW BUSINESS:**

**#SPR2021-23:** Paul and Debra Ceresnak are seeking Site Plan Review approval for the demolition of an existing deck and construction of a 16' x 10' dining room addition with 2 ft. overhang on back and 4" overhang on end, construction of a 5' x 8' entry deck to existing single family dwelling and renovate existing kitchen and relocate new entry door. The proposed addition will be constructed on slopes in excess of 15%. Property is located at 133 Indian Springs Road, identified by Tax Map Parcel #: 120.10-1-33, in Zoning District Moderate Intensity.

Paul Ceresnak was present at the meeting. The Applicants would like to remove the existing deck off the house and create a new larger dining room and renovate the kitchen and make a new mudroom. John Nick asked if there would be any changes to the septic system. The Applicant stated that there would not be.

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. No variances are required;
5. No significant increase in percentage of lot covered;
6. New plans submitted by licensed architect; and,
7. Due to lack of public interest, the public hearing was waived by the Planning Board.

Greg Taylor asked if the Applicant would be increasing the height of the home. The Applicant stated that they would not be.

Chairman Little asked about the Environmental Assessment in which it was found that the home is well above Friends Lake. A discussion took place on the flood plain on the property in regards to development. The Board determined that the application was an Unlisted Action and SEQR review was completed.

A motion to approve #SPR2021-23 by Pat Powers, Seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor, Hilton

NAYS- None

Abstain- None

Absent- None

Motion carried 6-0.

**#BLA2021-01:** Varick Van Wyck Stringham Jr. is seeking approval for a boundary line adjustment for properties located at 222 Indian Springs Road and Indian Springs Road. The lot identified by Tax Map Parcel #: 120.10-1-50.1 will decrease from 21.7 acres to 20.7 acres and lot identified by Tax Map Parcel #: 120.14-1-42 will increase from 2.73 acres to 3.73 acres. Conveyance is 1 acre.

Patrick Magee was present via Zoom and stated that the request was a simple boundary line adjustment. The Board determined that the Project is a Type II action and no further SEQRA review is required.

Findings of Fact-

1. Pursuant to Section 7.22 of the Town of Chester Zoning Local Law, the Planning Board finds that
  - a. The request is a Boundary Line Adjustment;
  - b. The Boundary Line Adjustment is subject to conditions stated in Section 7.22(A) and 7.22(B) of the Town of Chester Zoning Local Law.

Conditions for Approval-

1. The approved map will be signed by the Chairman of the Planning Board as a non-jurisdictional project.

A discussion took place regarding the septic system design which was completed at the August 2021 Meeting of the Planning Board.

A motion was made by Bob Walp, Seconded by George Hilton to approve #BLA2021-01. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor, Hilton

NAYS- None

Abstain- None

Absent- None

Motion carried 6-0.

**PUBLIC PRIVILEGE:** None

**BOARD PRIVILEGE:**

The Adirondack Park Agency submitted a request for consultation for an amendment request (APA Project 2009-0213B). The Board received the request at 3:47pm. A discussion took place regarding having a special meeting to discuss the consultation and respond to the Agency before the 15 day deadline. The Board agreed that they needed time to review the request. Chairman Little and the Zoning Administrator will meet and produce comments to the APA.

A motion was made by Greg Taylor, Seconded by John Nick to have questions to the Zoning Administrator and Board Chairman by December 28, 2021 to allow them time to respond to the APA. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor, Hilton  
NAYS- None  
Abstain- None  
Absent- None

Motion carried 6-0.

**ADJOURNMENT:**

Greg Taylor made a motion to adjourn the meeting at 9:26pm, motion seconded by John Nick.  
A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor, Hilton  
NAYS- None  
Abstain- None  
Absent- None

Motion carried 6-0.

Respectfully submitted,

Jack D. Bartlett  
Secretary  
Planning Board