



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
December 21, 2020**

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

ATTENDANCE:

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

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.

#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. He stated the proposal is for the construction of a Pool and Pavilion for Park Guest Use.

Pat Powers asked what type of deck would be used for the Pavilion and Pool. Mr. Beadnell responded that it would be concrete slabs.

Having been duly advertised, Chairman Little opened the Public Hearing 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 Pat Powers. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, Mr. Matrose- Yes. The motion carried 6-0.

Short Environmental Assessment Form was completed with the finding of No Significant Environmental Impact. A motion was made to approve the Short EAF by John Nick, Seconded by Pat Powers. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, Mr. Matrose- Yes. The 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. Warren County finds no significant impact;
5. The Pool will be used by Park Residents Only

Condition of Approval-

1. Pool requires NYSDOH approval prior to operation.

A motion to approve SPR2020-19 with the Findings of Fact and Conditions of Approval was made by John Nick, Seconded by Pat Powers. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, Mr. Matrose- Yes. The motion carried 6-0.

#SPR2020-20: Rebecca Moon is seeking Site Plan Review approval for a bakery, deli, meat store and coffee shop (retail only). Property is located at 6384 State Route 9, identified by Tax Map Parcel #: 104.10-4-1.1, in Zoning District Hamlet.

Rebecca and Jeremy Moon were present at the meeting.

Having been duly advertised, Chairman Little opened the Public Hearing at 7:10pm.

Mr. Moon stated that the applicants would be offering a Deli & Bakery locally to bring the Town back to life.

John Nick confirmed that there would be no seating in the facility for patrons.

A Motion to Close the Public Hearing at 7:12pm by John Nick, Seconded by Pat Powers. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, Mr. Matrose- Yes. The motion carried 6-0.

Short Environmental Short Form was completed with the finding of No Significant Environmental Impact. A motion was made to approve the Short EAF by John Nick, Seconded by Pat Powers. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, Mr. Matrose- Yes. The 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. Warren County finds no significant impact;
5. No baking on the property. This location will be Retail Only
6. Baking will be completed at the High Peaks Pizzeria Location next door
7. No additional lighting shall be added
8. Restrooms are for employee use only
9. Parking will take place on the street as no parking in the rear of the location as described by Section 7.06(A) of the Town of Chester Zoning Local Law.

Condition of Approval-

1. Approval from the NYSDOH or New York State Department of Agriculture and Markets to be submitted to the Planning and Zoning Office.

A motion to approve SPR2020-20 with the Findings of Fact and Conditions of Approval was made by John Nick, Seconded by Pat Powers. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, Mr. Matrose- Yes. The motion carried 6-0.

MINUTES: A motion was made by Al Matrose, Seconded by Greg Taylor to approve the November 16, 2020 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

CORRESPONDENCE:

- Zoning Administrator's Activity Report for November 2020;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on November 24, 2020 for #SPR2020-19 and #SPR2020-20. Forms received by the Zoning Office on November 25, 2020;
- Adirondack Park Agency Notice of Incomplete Permit Application dated November 25, 2020 and received by the Zoning Office on December 03, 2020 RE: APA Project No.: 2020-0237, Two-Lot Subdivision Involving Wetlands (TM #: 51.-1-12.1);

- Adirondack Park Agency Request for Consultation dated December 03, 2020 and received by the Zoning Office on December 03, 2020 RE: APA Project No.: 2020-0237, Two-Lot Subdivision Involving Wetlands (TM #: 51.-1-12.1);
- Adirondack Park Agency Revised Minor Public Notice with Location Map dated December 16, 2020 and received by the Zoning Office on December 17, 2020 RE: Two-Lot Subdivision of 909 acres to create a 181.97 acre lot and a 728-acre lot.

Chairman Little stated that the Board had received notice from the Adirondack Park Agency for consultation. The Chairman read the Consultation requests to the Board and No comments were made.

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.

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

John Nick asked that the Consultation Requests be included with the Board Packets for the January 2021 Meeting.

Chairman Little asked if any Board Members had seen any work start at the Old Pottersville School. No Board Members had.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 7:25pm.; motion seconded by Pat Powers. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, Mr. Matrose- Yes. The motion carried 6-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board