



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
February 22, 2021**

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

ATTENDANCE:

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

#SPR2021-01: Clinton McKenna is seeking Site Plan Review approval for the renovation of an existing building (former Pottersville School and Word of Life Fellowship Offices) to twenty-two (22) residential apartment units. Proposal also includes the removal of an existing maintenance building and shed, construction of a covered main entrance, screened refuse area, potential future construction of (2) Four-Bay and (1) Nine-Bay parking garages and addition of second floor for seven (7) additional apartment units. Property is located at 71 Olmstedville Road, identified by Tax Map Parcel #: 35.4-2-47, in Zoning District Hamlet.

Bret Winchip of Winchip Engineering and Melissa Lescault of McPhillips, Fitzgerald, and Cullum (Via Zoom) were present representing the applicant. Mr. Winchip recapped for the Board and the Public the intent of the project being completed. Mr. Winchip stated that the crosswalk was discussed with Warren County Engineer and they do not like to see Crosswalks Mid Block.

John Nick asked if 7 Open Parking Spaces would be adequate for visitors. Mr. Winchip responded that the Zoning Code does not address Guest Parking.

Zoning Administrator Little asked if the sign location had been revised. Mr. Winchip responded that it had been revised and now meets code.

Chairman Little asked if the Water Plan had been engineered and approved. Mr. Winchip responded that this will require a SPDES Permit from NYSDEC; however, there is adequate water for the project.

Having been duly advertised, the Public Hearing was opened by Chairman Little at 7:13pm.

No comments were made during the Public Hearing

Motion to Close the Public Hearing at 7:14pm by Paul Little, Seconded by John Nick. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 7-0.

The Environmental Short Form was completed with the agreement that this project was a Type II Action not subject to SEQR.

Chairman Little advised that Warren County had reviewed the project and had made one comment in regard to the Water Main Replacement by the Town of Chester.

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. Waste Water Plan has been engineered and approved by the Town of Chester;
6. Letter on the Water Flow Testing has been received;
7. Traffic levels will not increase;
8. Energy Code will be met; and,
9. SPDES Permit will be issued by NYSDEC.

A motion to approve #SPR2021-01 by John Nick, Seconded by Bob Walp with the Findings of Fact as proposed. A Roll Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 7-0.

MINUTES: A motion was made by Pat Powers, Seconded by Al Matrose to approve the January 25, 2021 Minutes of the Planning Board with the revision on #SPR2021-01 in regards to a crosswalk instead of a sidewalk (Page 2 of the Minutes). A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Abstained. Motion carried 6 in favor, and 1 abstained.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for January 2021;
- 2021 Meeting Schedule and Submittals for Planning Board, Zoning Board of Appeals, and Town Board;
- Minor Public Notice with location map from the Adirondack Park Agency dated February 05, 2021 and received by the Zoning Office on February 08, 2021 for APA Project No. 2021-0022 RE: Two-Lot Subdivision involving wetlands in a Recreational Rivers area (Project proposed by C. Thomas and Darlene Luciano, Tax Map #: 87.2- 1-1.1);
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on February 09, 2021 for #SPR2021-01. Forms received by the Zoning Office on February 16, 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.

NEW BUSINESS:

#SPR2021-02: Word of Life Fellowship is seeking Site Plan Review approval for interior and exterior renovations to the existing 6,825 square ft. "Council Hall" Building. Proposal also includes demolition of two (2) existing covered entries (one (1) 97 ± sq. ft. and one (1) 105 ± sf.), construction of: (1) new 215 ± sq. ft. vestibule and covered entry, (1) new vestibule and covered entry addition (215 sq. ft. + 310 sq. ft. roof coverage = 525 ± sq. ft.), new 960 ± sf. addition, and new concrete stairs and railings to lower walkway. Property is located at 8072 State Route 9, identified by Tax Map Parcel #: 36.-1-20, in Zoning District Moderate Intensity.

Eric Messer of Word of Life Fellowships was present at the meeting as well as Craig Davin with BBL Construction. Mr. Messer reviewed the History and Improvements to "Council Hall" Building and the goal of creating more ADA Compliance within the building. The Building would shift from 170 seats to 334 seats while maximum occupancy is 500 persons.

Chairman Little stated that the Landscaping Plan had been submitted and the applicants would only be increasing [the building by](#) 19%. This application will also require County Approval.

A motion was made by Pat Powers, Seconded by Bob Walp to deem the application complete, and send to Warren County for review. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 7-0.

#SPR2021-03: Word of Life Fellowship is seeking Site Plan Review approval for the installation of a new timber frame covered walkway at the current Word of Life Center campus walkway. Property is located at 8072 State Route 9, identified by Tax Map Parcel #: 36.-1-20, in Zoning District Moderate Intensity.

#SPR2021-03 has the same applicants and representation as #SPR2021-02. Mr. Messer explained that the applicants are trying to cover the largest steps on the campus to allow for safety of the campus populations during the winter months. The gutter system will flow into the current Storm Water System and flow to the retainage ponds.

A motion to deem the application complete and send to Warren County for review by Pat Powers, Seconded by George Hilton. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 7-0.

#SPR2021-04: Heather Rio is seeking Site Plan Review approval 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. Property is located at 1439-1443 Friends Lake Road, identified by Tax Map Parcel #: 103.-1-23, in Zoning District Moderate Intensity.

Heather & Joseph Rio were present (Via Zoom). They explained that they were in the process of purchasing the property and would need a place for their horse on the property.

Chairman Little read the Zoning Regulations as they apply to Livestock, Fencing Requirements. He stated that the applicants would need to revise their plans to show the stockpile of manure as being less than 100 square feet.

A motion to deem the application as complete, and submit to Warren County for review by John Nick, Seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 7-0.

#SPR2021-05: Daniel and Patricia Howell are seeking Site Plan Review approval for the installation and placement of two (2) ground mounted 9' x 16' solar arrays (as an accessory structure). Property is located at 42 Grandview Lane, identified by Tax Map Parcel #: 121.-1-7, in Zoning Districts Rural Use and Industrial Use.

Daniel & Patricia Howell were present at the meeting. They explained their project to add Solar Arrays to their property.

Chairman Little stated that no County Approval would be necessary. John Nick stated that Section 7.23 of the Town of Chester Zoning Local Law requires that Electrical Inspection be completed and submitted to the Town of Chester.

It was deemed that the project is a Type II Action not subject to SEQR.

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 project will not be visible from any neighboring property.

A motion to approve #SPR2021-05 by Pat Powers, Seconded by George Hilton with the Findings of Fact as presented. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 7-0.

The Applicant thanked Zoning Administrator Jeremy Little for his hard work and support.

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE: The High Peaks Businesses have seemed to have closed.

ADJOURNMENT:

Pat Powers made a motion to adjourn the meeting at 7:55pm.; motion seconded by John Nick. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Taylor- Yes, and Mr. Nick- Yes. Motion carried 7-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board