



**MINUTES OF MEETING
TOWN OF CHESTER
PLANNING BOARD
JANUARY 26, 2015**

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

ATTENDANCE:

Chairman Paul Little, Al Muench, George Hilton, Harold Ellsworth, Eugene Dutcher, Rick Bump, John Nick, Walter J. Tennyson (Zoning Administrator) and Jeremy J. Little (Secretary). Absent was Suzanne Robbins.

MINUTES:

Mr. Bump made a motion to accept the minutes for the December 15, 2014 Meeting; motion seconded by Mr. Dutcher. Motion carried 7-0.

CORRESPONDENCE:

Zoning Administrator and Sanitary Code Enforcement Officer's Activity Report for December 2014.

Mr. Muench expressed to the Board his concerns about a project listed on the Activity Report. One concern was regarding Michael Perazzelli's property located at 34 Fiddlehead Bay Road and a 28' x 34' Garage with possible living quarters above, issued with a Zoning Compliance Certificate. There were questions asked by Mr. Muench and discussion on this concern between Mr. Muench and Mr. Tennyson.

Chairman Little apologized to the Zoning Administrator for the decision that the Board made at the December Meeting for requiring the submission of a Site Plan Review Application for a hot water solar heating system on the roof of the "Bullhouse Restaurant". After much thought, Chairman Little did not believe the solar system increased the size of the building. He further stated that if an individual objected to the Zoning Administrator's decision, the Appeal would need to be heard before the Zoning Board of Appeals.

OLD BUSINESS: None.

NEW BUSINESS:

Chairman Little mentioned the submission of three Site Plan Review Applications before the Board. He welcomed those in the audience to ask questions; however, he stated since public hearings have not yet been scheduled for any three of these applications, serious objections to the proposals should be addressed when the appropriate public hearings have been scheduled.

#SPR2014-05: Joseph Brand is seeking Site Plan Review approval for the relocation of the “All Brands Redemption Center” and “Susan Brand Salon” to property located at 6393 State Route 9, identified by Tax Map Parcel #: 104.10-2-8, in Zone Classification Hamlet.

Joseph Brand was present to represent the proposal. Mr. Brand stated he would like to move the Redemption Center and the Salon from their current location known as “Chester Commons” to the proposed site. He mentioned his goal is to revitalize the proposed site and enhance its appearance on the Chester Creek.

Mr. Muench questioned how the space would be divided with the two businesses sharing the same building. Mr. Brand stated the Redemption Center would be situated in the “back of the building” and the Salon in the front, facing Route 8. Mr. Brand said the property is currently being surveyed to eliminate any concerns/questions regarding property lines. Mr. Brand has been in contact with TOMRA, which is the company he uses to dispense his bottles and cans. The truck has visited the site twice to ensure it can safely and properly back in and pull out without any problems. Mr. Brand explained it would take approximately two hours to load the truck, once a week. He is also aware of safety concerns, especially with children on nearby properties, and stated he would ensure all precautions would be met to the full extent.

Mr. Brand stated no living space would be associated with the building/businesses, only a space used for office purposes. Mr. Muench was concerned with the number of parking spaces for both businesses and Mr. Brand replied he is allowed fourteen (14) parking spaces and would only need seven (7) to ten (10).

Mr. Bump was concerned about lighting on the property. He recommended the lighting should not aim out into the road and be a distraction to drivers. Mr. Brand said he would use old-style “gooseneck” lampposts to define the property in the front.

There were concerns about the storage/sale of the firewood and propane on the property. He mentioned his goal is to fence off the propane tank and plant maple trees along the Creek.

Mr. Muench asked if there would be outside storage of empty bottles or containers or garbage. Mr. Brand affirmed that there would not and he feels strongly about business maintenance and appearance.

Chairman Little invited the audience to share questions or concerns, if any, on this proposal.

Carrie Mundrick, who currently owns property located at 17 LaFlure Lane, expressed her concerns. Mrs. Mundrick shared with the Board photographs of Mr. Brand’s property taken from the view of her home. Mrs. Mundrick stated she was not anti-business and wanted her voice to be heard. Some of her concerns consisted of the following:

- Safety.
- Sanitation and odor.

- “Severe reduction of their [Mrs. Mundrick and her husband] property and the degradation of the picturesque scene.”
- Increased traffic.
- Sale of propane and firewood.
- Environmental concerns regarding pollution.

Mrs. Mundrick would like there to be conditions set forth in the resolution concerning this application, if approved. Her recommendation of an “impartial party” to enforce the conditions as part of the approval was also mentioned. With her concern about sanitation, she stated the storage of used bottles and cans could cause an increase of rodents and insects.

Mrs. Mundrick also addressed to the Board, “Now having a business that is essentially dealing in trash, piled outside or inside or in a storage building will further decrease the value of my home, a home I purchased nine years ago and have worked very hard to improve, but has only decreased by fifty-thousand dollars in value.”

Mr. Hilton suggested having Mr. Brand submit an updated Site Plan with the addition of landscaping and lighting for next month’s meeting in February.

The Board asked the Secretary to send Site Plan Review Application **#SPR2014-05** for referral to the Warren County Planning and Community Development Department.

Mr. Dutcher made a motion to schedule a public hearing for Application **#SPR2014-05** on February 23, 2015 at 7 p.m.; motion seconded by Mr. Ellsworth. Motion carried 7-0.

#SPR2015-01: Tim Beadnell of Loon Lake RV Park, LLC is seeking Site Plan Review approval for the addition of eight (8) new RV sites. Property is located at 5400-5408 State Route 8, identified by Tax Map Parcel #: 103.-1-18.1, in Zone Classification Low Intensity. Mr. Beadnell is also seeking approval for a boundary line adjustment in order for these additional sites to exist, for properties located at State Route 8, in Zone Classification Low Intensity. The lot identified by Tax Map #: 103.-1-18.1 will increase to 14.5 ± acres and the lot identified by Tax Map #: 103.-1-18.9 will decrease to 4.37 ± acres. Conveyance is approximately 1.28 ± acres.

Mr. Beadnell began by stating that the additional RV sites now meet the dimensional requirements of Section 7.12 of the Zoning Local Law, which was a topic of discussion at the meeting held in December. On the site plan, the additional sites are labeled Sites thirty-seven to forty-one (37-41). The sites are not visible from State Route 8 and require a boundary line adjustment.

Mr. Muench questioned Part 1, Question 9, of the Short Environmental Assessment Form to which Mr. Beadnell stated the proposed action would meet or exceed the state energy code requirements. Mr. Beadnell said the project would meet the requirements.

No adverse environmental impacts are anticipated in relation to the project. Mr. Muench asked about drainage and Mr. Beadnell stated the drainage would be pitched towards the Southwest, referring to the Site Plan.

On the Preliminary Site Plan, Mr. Muench questioned the meaning of “Typical Sites”. Mr. Beadnell stated that the sites are in compliance with Section 7.12 of the Zoning Local Law. The travel trailer pads will consist of crushed gravel and there will be more than one entry and exit to the campground.

Mr. Ellsworth asked the distance of the wastewater absorption field to the property line and Mr. Beadnell roughly estimated it to be seventy-five ft. (75’). In regards to the proposed additional sites and the Town Beach, Chairman Little questioned how many more additional sites could be added until it created an “undue burden” on the Town Beach. Mr. Beadnell mentioned the parking issue at the Town Beach and stated that as far as he is aware, the campers staying at the campground would walk and not necessarily drive to the Beach.

Mr. Bump asked Mr. Beadnell if he considered the addition of an inground pool. He said with the feedback given from campers, a pool was not something they would regularly use as opposed to using the Beach.

Mr. Nick did not believe the available parking is adequate at the Town Beach. Chairman Little mentioned that if these sites are approved (with forty-one sites total), there would need to be two-hundred eighty-five (285’) of shoreline frontage. Currently, Loon Lake Park LLC owns a lot across from the campground next to the Town Beach [#86.19-1-66] with 370’ of shoreline frontage. There was discussion if there would be available space for the campers to swim using that parcel and it was determined that it could become a possible site for beach use.

Mr. Muench referred to Section 7.12(G) regarding Open Space on the campground. Mr. Beadnell broadly estimated 60 percent to be undeveloped and open space.

Mr. Hilton mentioned the establishment of a crosswalk or signage to mitigate pedestrian and safety concerns. Mr. Muench agreed he would attend the next Town Board meeting and address the possibility of a crosswalk, signage, or speed-limit change.

Regarding the Boundary Line Adjustment, Mr. Beadnell was concerned that the appropriate verbiage be inserted into the amended deed.

Mr. Muench made a motion that the Planning Board determined that the request is a Boundary Line Adjustment and the requested Boundary Line Adjustment is approved to the following conditions: (1) Project map must be revised to include a statement to the effect that no principal dwellings or structures are to be constructed or placed on the 1.28 ± acre conveyance; (2) Prior to filing with the County Clerk, the new deed is to be submitted to the Planning Board Secretary to verify the new deed contains the above Condition 1; (3) a covenant stating the conveyance is a boundary line adjustment and the boundary line adjustment parcel is to merge with the receiving adjacent parcel and may not be sold separately; (4) the covenants “run with, touch, and concern the land”; motion seconded by Mr. Ellsworth. Motion carried 7-0.

The Board asked the Secretary to send Site Plan Review Application **#SPR2015-01** for referral to the Warren County Planning and Community Development Department.

Mr. Ellsworth made a motion to schedule a public hearing for Application **#SPR2015-01** on February 23, 2015 at 7 p.m.; motion seconded by Mr. Hilton. Motion carried 7-0.

#SPR2015-02: Word of Life Fellowship, Inc. is seeking Site Plan Review approval for the construction of a Student Life Center, located at 4200 Glendale Road, identified by Tax Map Parcel #: 36.-1-20, in Zone Classification Moderate Intensity.

Donald McPherson (LA Group), Roger Peace (Word of Life), and Eric Cordis (Word of Life Project Engineer) were present to propose the project.

Mr. Peace explained that the proposed building would serve as a “central hub” for the students. Mr. McPherson referred to the Site Plan and explained that the proposed project would be relatively close to the building which currently serves as a cafeteria and gymnasium. He stated the building will be far enough away from the shoreline and minimal clearing of vegetation and trees would take place with a filtered view of the structure from the lake. The building meets all setback requirements, including the shoreline setback requirement of fifty ft. (50’). Mr. McPherson explained the structure will include new dining rooms and a kitchen as well as components of a student life center. Further, it was explained deliveries from trucks would continue to come from the East.

Pedestrian and emergency circulation was also discussed. Mr. McPherson stated the emergency access lane near the proposed structure is approximately twenty ft. (20’) wide to accommodate fire apparatus and emergency vehicles. Portable water and sanitary sewer lines will be relocated and will connect on the East and West side of the building. Storm water basins will be put into place for the diversion of existing flow of water and runoff. Mr. McPherson also said New York State DEC has also been in contact with them regarding storm water management. He mentioned that approximately three to four (3-4) acres would be affected by this project and added landscaping [native trees, shrubs] surrounding the building would take place. The roof is pitched to the South and the building is approximately 29’-6” in height. Dormers will be constructed to break up the rooflines to eliminate roofline continuity and natural colors will be used for the exterior (“wood cedar” siding and grey metal roof which will slope “into” the campus and not reflect on the lake side).

Mr. McPherson said the lighting would be low-level and “Dark-Sky Friendly” fixtures (LED) will aim the lights down. Lighting will be kept to a minimum on the lakefront.

This project has also been reviewed by the Adirondack Park Agency and is considered a Class B Regional Project. Mr. McPherson stated the APA is currently reviewing the project and the status of their position on the review of this project is still unknown. If the APA issues a Non-Jurisdictional Determination in regards to this project, Mr. McPherson stated he would notify and supply the Zoning Office with a copy of the letter.

Mr. Muench questioned if there are wetlands on the property. Mr. McPherson stated there are some wetlands on the shoreline and it has been confirmed by APA staff that no disturbance will take place of such wetland. Mr. Muench was pleased to hear that “integrated pest management” would be performed on the campus; however, he stated applicators approved and certified by DEC should only be used.

Mr. Dutcher was also concerned with the close proximity of the new proposed building to the structure that currently houses the gymnasium and cafeteria. He was not sure if certain fire apparatus could fit comfortably, if necessary. There was also discussion of the possible partial/full demolition of the current gymnasium/cafeteria and replacement with a new health/fitness center, which might take place within the next five years.

Chairman Little re-confirmed that once a letter has been issued by the APA regarding their status on project review (i.e. Non-Jurisdictional Determination), it should be forwarded to the Zoning Office.

The Board asked the Secretary to send Site Plan Review Application **#SPR2015-02** for referral to the Warren County Planning and Community Development Department.

Mr. Ellsworth made a motion to schedule a public hearing for Application **#SPR2015-02** on February 23, 2015 at 7 p.m.; motion seconded by Mr. Bump. Motion carried 7-0.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE:

Mr. Muench mentioned to the Board his conversation and update with Wayne LaMothe, County Planner/Director at the Warren County Planning and Community Development Department on the County Referral Process. Suggestions of the process to deem an application as complete from Mr. Muench’s conversation with a representative from the Department of State were also discussed.

ADJOURNMENT:

Mr. Ellsworth made a motion to adjourn the meeting at 9:02 p.m.; seconded by Mr. Nick. Motion carried 7-0.

Respectfully submitted,

Jeremy J. Little

Secretary