



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
July 19, 2021**

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

ATTENDANCE:

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

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.

#SD2021-01: Donald J. Stadler is seeking approval for a two-lot minor subdivision on property located at 241 Perry Road, identified by Tax Map Parcel #: 51.-1-12.1, in Zoning District Rural Use.

Don Stadler was present at the meeting. Chris Coyne was present as Agent.

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

No comments were made during the Public Hearing

A motion was made by John Nick, Seconded by Al Matrose to Close the Public Hearing at 7:03pm. With all in favor, the motion was carried 6-0.

Findings of Fact-

1. #SD2021-01 is a minor subdivision;
2. Planning Board found SEQR review complete and no significant environmental impact;
3. Public Hearing was held on 7/19/21;
4. Lot # 1 will be 8.5 acres and Lot # 2 will be 91.31 acres;
5. Permit was issued by APA on June 7, 2021; and,
6. Wetlands exist on property, but the project as proposed will not affect them.

A motion to approve #SD2021-01 was made by Al Matrose, Seconded by Greg Taylor, with all in favor, the motion was carried 6-0.

MINUTES: A motion was made by Bob Walp, Seconded by John Nick to approve the June 21, 2021 Minutes of the Planning Board. With all members in favor, the motion was carried 6-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for June 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.*

No one was present for this request.

#SPR2021-11: Word of Life Fellowship is seeking Site Plan Review approval for (1) Renovation of the existing "Lake House" dwelling, including construction of a 416 square ft. addition, demolition of existing 1- story entry vestibule and replacement of existing deck with new deck; (2) Demolition of existing one-story garage; (3) Renovation of the existing one-story detached structure and construction of a two-story garage addition (Garage 900 sq. ft. and Office 540 sq. ft.) to the existing one-story detached structure. Property is located at 8192 State Route 9, identified by Tax Map Parcel #: 36.-1-19.1, in Zoning District Moderate Intensity.

No one was present to represent this application

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 (Verbal Confirmation was received by the Chairman from the Warren County Planning Department due to network issues on the County level);
5. Required Variances have been received from the Town of Chester Zoning Board of Appeals; and,
6. APA has declared the project non-jurisdictional.

Part II of the Short EAF was completed with little to no environmental impact found.

The Board Members present declared this an Unlisted Action on a motion by Al Matrose, Seconded by Pat Powers. With all Board Members in favor, the motion was carried 6-0.

A motion to Approve #SPR2021-11 by Bob Walp, Seconded by Greg Taylor. With all Board Members in favor, the motion was carried 6-0.

NEW BUSINESS:

#SPR2021-15: Loon Lake Heights Homeowner's Association, Inc. is seeking Site Plan Review approval for the construction of a new 4' x 40' dock on an existing contractual access lot where there are currently four (4) existing 4' x 53' docks. Property is located at 59 Kingsley Lane Extension, identified by Tax Map Parcel #: 86.14-1-1, in Zoning District Moderate Intensity.

John Figurski was present at the meeting representing the Homeowners Association. They are looking at getting more dock space for future expansion. The Association is looking to install the dock in 2022.

Chairman Little asked if the 400 feet of shoreline with 75 feet per dock would allow for the total of 5 docks. The applicant stated that it would. Al Matrose asked how many lots would be needing docks, there are 28 lots. Chairman Little asked if current docks are 53 feet, the applicant stated that that was correct; however, they had a preapproved variance. Some people own multiple dock space.

John Nick asked if any docks would be rented, the applicant stated that they would not and the association is a non-renting association. Mr. Nick confirmed that there will only be 4 motorized vessels on the new docks. The applicant stated that there are no deeded dock rights in the association.

Bob Walp confirmed that the existing docks are 53 feet. James McDermott stated that the Association also limits the size of boats.

A discussion took place on having a public hearing with the end result being that the Board does not find a need to have one.

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. New Docks follow section 7.03 of the Town of Chester Zoning Local Law; and,
5. No Docks will be rented.

Conditions of Approval

1. Only four motorized vessels will be on the dock.

Part II of the Short EAF was completed with negative impact and a was declared an Unlisted Action on a motion by Bob Walp, Seconded by Greg Taylor. With all Board Members in favor, the motion was carried 6-0.

A motion to Approve #SPR2021-15 by Greg Taylor, Seconded by Al Matrose, with all in favor, the motion was carried 6-0.

#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.

The Applicant was not present at the meeting.

#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.

Tom Walsh was present at the meeting. Correspondence was hand delivered to the Board Members present. Al Matrose stated that the soil investigation and perc test is usually completed and marked on the plans. A discussion took place on a need for Engineered plans for a Septic System designed for sub-division. A discussion took place on easement needed for septic on another property. The Adirondack Park Agency finds the subdivision non-jurisdictional. A discussion took place regarding doing a lot line adjustment to make property one property.

A motion was made by John Nick, Seconded by Pat Powers to deem the application complete and schedule a Public Hearing. With all Board Members in favor, the motion was carried 6-0.

Amendment request to the following Site Plan Review #SPR2019-02 proposal to revise the building layout and design approved by the Planning Board on May 20, 2019:

- #SPR2019-02: KDBF Ventures, LLC is seeking Site Plan Review approval for expansion of a previously approved addition (#SPR2018-07 on 12/17/18) to the existing cultivation and warehouse processing/manufacturing facility from 50,000 square ft. to 62,000 square ft. Property is located at 6030 State Route 9, identified by Tax Map Parcel #: 121.-1-61, in Zoning District Industrial Use.

- Requested amendment: The revised building includes a combination of multiple greenhouse (202'-6" x 200') and a connected steel building (86'-6" x 200'), and a steel connector building (41'-6" x 60'). The steeling building and connector building will contain all of the proposed production and processing (plus connector building). The adjustments to the building will result in a 1,600 ± square foot reduction in the previously approved building footprint.

Bob Holmes with Jarrett Engineering was present at the meeting. The biggest appearance difference would be elevation changes and the roof line changes. The changes are due to changes by the building manufacturer.

A motion to approve the Amendment to #SPR2019-02 was made by Greg Taylor, Seconded by John Nick. With all members in favor, the motion was carried 6-0.

PUBLIC PRIVILEGE:

Tod Beadnell was present regarding the Berm & Planting at the Schroon Lake RV Park. Adjusting and replanting will be completed to provide more of a screening. Replanting will be completed in fall during prime planting season. John Nick would like the spruce trees that are proposed to be of 4 feet in height minimum.

BOARD PRIVILEGE:

John Nick stated that he would like direction from the Town Supervisor or Town Attorney on the Subdivision needs. A lengthy discussion took place regarding review of subdivision proposals.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 8:41pm, motion seconded by Al Matrose. All members in favor, the motion was carried 6-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board