



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
November 16, 2020**

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

ATTENDANCE:

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

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.

#SD2020-02: Peckham Materials Corp. is seeking approval for a three-lot minor subdivision on property located at State Route 9, identified by Tax Map Parcel #: 121.-1-48, in Zoning Districts Moderate Intensity and Industrial Use. ****PUBLIC HEARING** remained open from 10/19/2020 Meeting (#SD2020-02 tabled until the 11/16/2020 Meeting).**

A motion was made by Chairman Little, Seconded by John Nick to reopen the Public Hearing for #SD2020-02. A Roll Call Vote was called by Secretary Bartlett-

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

Eric Schwenker was present at the meeting representing Peckham's Material Corp. Mr. Schwenker advised that a letter for the subdivision was received from the Adirondack Park Agency stating that it was non-jurisdictional.

No comments were made by the Public.

A motion to close the Public Hearing at 7:03pm by John Nick, Seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett-

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

A motion was made by John Nick, Seconded by Pat Powers to approve the EAF with a Negative Declaration. A Roll Call Vote was called by Secretary Bartlett-

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

Findings of Fact-

1. This project is a Minor Subdivision;
2. SEQR Review was completed with No Impact;
3. Public Hearing was held on October 19, 2020 and November 16, 2020;
4. No APA Permit is required per their Letter submitted; and,
5. Wetlands on the property will not be impacted by the subdivision.

Condition for Approval-

1. No changes, erasures, modifications, or revisions shall be made in this Plot after approval has been given by the Planning Board.

A motion to approve #SD2020-02 by John Nick, Seconded by Greg Taylor with the Findings of Fact and Conditions presented. A Roll Call Vote was called by Secretary Bartlett-

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

#SPR2020-18: Courtney Greco is seeking Site Plan Review approval for a retail store to sell clothing, household items, furniture, children's toys and books, etc. Property is located at 6384 State Route 9, identified by Tax Map Parcel #: 104.10-4-1.1, in Zoning District Hamlet.

Courtney Greco was present at the meeting along with Richard Greco, current owner of the building and property. Ms. Greco explained her plans for a second hand clothing and children's shop located in the second story of the property. This will be a retail store.

Having been duly advertised, Chairman Little opened the Public Hearing at 7:11pm.

Chairman Little asked about Question 13 on the EAF regarding wetlands and where they were located on the property. The Zoning Administrator stated that there are wetlands on the property; however, they would not be impacted by the usage requested by Ms. Greco.

Debi Buttino (Via Zoom) asked about usage of the building and how many different types of usage were being presented. The applicant stated that the building is going to be used for a Deli/Bakery on the First Floor, and a Retail Store on the Second Floor. Ms. Buttino stated that the septic system is not designed for Food Preparation. Mr. Greco stated that the Retail Store

will not have any food preparation and that the only impact on the septic system will be from the apartment located in the rear of the building.

John Nick asked about bathrooms in the building. The applicant stated that there was a ½ bath on the first floor and a full bath in the apartment.

Chairman Little stated that there would be no impact on the septic with the proposed usage.

Debi Buttino asked about Parking for the Retail Store. The applicant stated that they would be using On Street Parking on Main Street and Pine Street as well as the Town Parking Lot on Pine Street.

A motion was made by John Nick, Seconded by Greg Taylor to close the Public Hearing at 7:20pm. A Roll Call Vote was called by Secretary Bartlett-

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

John Nick asked if we had received County Approval. Chairman Little stated that we had.

Part II of the EAF was completed with No or Small Impact

A motion was made by John Nick, Seconded by Pat Powers to accept the Negative Declaration for the EAF. A Roll Call Vote was called by Secretary Bartlett-

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

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. A Portable sign will be used and brought in and out daily;
6. No bathroom facility will be available; and,
7. Parking will be located on street. Pursuant to Section 7.06 and 7.06(A) of the Town of Chester Zoning Law, the Planning Board does allow for this type of parking for a Pre-Existing Building.

A motion was made by John Nick, Seconded by Pat Powers to approve #SPR2020-18 with the Findings of Fact Presented. A Roll Call Vote was called by Secretary Bartlett-

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

MINUTES: A motion was made by Pat Powers, Seconded by John Nick to approve the October 19, 2020 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

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

CORRESPONDENCE:

- Zoning Administrator's Activity Report for October 2020;
- APA Minor Public Notice (Application Received) dated October 28, 2020 and received by the Zoning Office on November 01, 2020 RE: APA Project No. 2020-0237, Two-Lot Subdivision involving wetlands the construction of a single family dwelling;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on November 5, 2020 for #SPR2020-18. Form received by the Zoning Office on November 9, 2020;
- Adirondack Park Agency Jurisdictional Determination (J2020-0856) with Web Map Flyer dated November 10, 2020 received by the Zoning Office on November 10, 2020 RE: Peckham Material Corp. 3-Lot Subdivision.

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****

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.

The applicants for #SPR2020-16 were not present at the meeting and this will require County Referral.

NEW BUSINESS:

#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 and presented the request of Beadland Park LLC. The Pool Designed will also do a final design, once stamped by an engineer.

John Nick stated that the berms look very nice. He asked if the Pavilion will be the same height as the existing office building. Mr. Beadnell stated that he believes that it will be.

Al Matrose asked if the Pool will be for Park Residence Only. Mr. Beadnell stated that was correct.

Chairman Little asked the Zoning Administrator if this will require County Approval. The Zoning Administrator stated that it will.

Greg Taylor stated that the Pool will require a Department of Health Approval.

Chairman Little asked about Question 11 on the SEAF in which the applicant responded that it would be connected to Public Waste Water Treatment System. The applicant stated that it would be connected to onsite.

A motion was made by John Nick, Seconded by Bob Walp to declare the Application Complete, Send to Warren County for review and schedule a Public Hearing for December 21st. A Roll Call Vote was called by Secretary Bartlett-

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

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

Rebecca Moon was present at the meeting. She stated that there would be no baking in the building and it would be retail only. The Retail is in the front of the storefront. The baking is occurring at the High Peaks Pizzeria Building.

John Nick asked where the apartment was located. The applicant stated it is on the second floor in the rear of the building. The Septic System is approved for 1.5 bathrooms in which the building currently has.

Greg Taylor stated that this is a Retail Space selling Deli items, Sandwiches, Coffee, etc.

Chairman Little stated that no cooking would be complete and no lighting increases would be added. The Chairman also stated that this will require Warren County Approval and possible approval for sales by a State Agency.

John Nick asked about Signage. The applicant stated it would be above the door, similar to the Pizzeria next door, and there would be no additional lighting added. Mr. Nick asked if the Restroom would be for Public Use. The applicant stated that the ½ bath would be for employee use only. Mr. Nick asked about the Stairwell. The applicant stated that this leads to the 2nd floor retail location.

Jeremy Moon stated that they are trying to help the Community with Affordable Food Services.

Debi Buttino (Via Zoom) asked about the Septic System. The applicant stated that the request is for retail only and will not affect the septic for more than what has already been approved.

A motion was made by John Nick, Seconded by Greg Taylor to declare the application complete, send to Warren County for Approval, and schedule a Public Hearing for December 21, 2020. A Roll Call Vote was called by Secretary Bartlett-

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

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

John Nick asked about Training. The Zoning Administrator stated that the Board Members can go right online to register for training.

Chairman Little stated that the changes to the SEAF were noted for the record.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 7:56pm.; motion seconded by Pat Powers. A Roll Call Vote was called by Secretary Bartlett-

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

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board