



**MINUTES OF MEETING  
TOWN OF CHESTER  
PLANNING BOARD  
OCTOBER 17, 2016**

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

**ATTENDANCE:**

Chairperson Paul Little, George Hilton, Al Muench, Harold Ellsworth, Rick Bump, Christine Hayes, Rand Fosdick, Walter J. Tennyson (Zoning Administrator), Jeremy J. Little (Secretary). Absent was John Nick and George Stannard (Alternate).

**PUBLIC HEARING:**

Having been duly advertised, the public hearing for Site Plan Review Application **#SPR2016-06** was opened by Chairperson Paul Little at 7:01 p.m.

**#SPR2016-06:** Tony and Ann Jones are seeking Site Plan Review approval to use an existing commercial building as a restaurant (Café Adirondack), on property located at 5 Olmstedville Road, identified by Tax Map Parcel #: 35.4-2-29, in Zone Classification Hamlet.

Rick Bump recused himself from the Board as he has an interest in the proposal.

Ann and Tony Jones presented the proposal. Mrs. Jones briefly explained the proposal involves the use of the current building on the property as a restaurant. She further went on to explain the layout of the restaurant. There will be a total of thirty-three (33) parking spaces.

Chairman Little mentioned that at the previous meeting, the Board requested changes to be made to questions 8, 9, and 11 in the short EAF. The amended answers to the questions were submitted to the Secretary and received by the Board. Mr. Muench mentioned that it was discussed at the previous meeting the garage on the property would be used for storage, the travel trailer would not be used as a residence, there will be no residence in the building, and septic systems are sufficient for the restaurant. Lighting specifications were also submitted to the Board, as requested at the previous meeting. Chairman Little stated that the Board has received the recommendation from the Warren County Planning Department regarding the proposal and it was addressed that there would be no County Impact.

No questions or comments were addressed from the public.

Chairman Little closed the public hearing for Site Plan Review Application **#SPR2016-06** at 7:05 p.m.

Mr. Muench stated that at the previous meeting, it was mentioned the project was classified as an Unlisted Action and he further said that if every member has reviewed the project against the 11

questions in Part II of the short EAF and agreed that the answers resulted in “No, or small impact may occur” that he would make a motion to complete the SEQRA review.

Mr. Muench made a motion that Part II be completed by the Chairman to reflect the findings of the Board, the Chairman check the box in Part III indicating that the proposed action will not result in any significant adverse environmental impacts and the Chairperson sign Part III, and to approve **#SPR2016-06** based on the findings that the project is compatible with the Town Master Plan, will be a benefit to the economy of the Hamlet of Pottersville and the Town of Chester, the project meets the parking, landscaping, exterior lighting, and signage requirements of the Zoning Law, and any exterior dumpsters or garbage containers will be screened from view. Motion seconded by Mr. Ellsworth. Motion carried 6-0.

Mr. Bump resumed his position on the Board.

Having been duly advertised, the public hearing for Site Plan Review Application **#SPR2016-07** was opened by Chairperson Paul Little at 7:09 p.m.

**#SPR2016-07:** Mountain Sports LLC is seeking Site Plan Review approval for a retail business, on property located at 6283 State Route 9, identified by Tax Map Parcel #: 104.14-1-41, in Zone Classification Hamlet.

Chairman Little mentioned that the Board has received the recommendation from the Warren County Planning Department regarding the proposal and it was addressed that there would be no County Impact.

Margaret Curtis presented the proposal. Ms. Curtis said she would like to open a retail business and she has submitted light specifications, parking plan, landscaping plan, and sign plans. Mrs. Curtis said that she plans to install a split rail fence behind the rear of the building along Foster Flats Road. She said there would be minimal paving for the parking area. Brief discussion ensued regarding paving the parking area and lining the parking spaces.

Ms. Curtis questioned the Board if she would be allowed to have two signs on the property as she mentioned she might also like to have a free-standing sign installed on the property in the future. Mr. Muench believed that the proposal for the additional sign would have to be submitted as part of the initial application. At this point in time, Ms. Curtis stated she only plans to install the sign on the building. Chairperson Little said if in the future she would like to install a free-standing sign on the property, she is to discuss her proposal with the Zoning Administrator and file the necessary paperwork.

No comments or questions were addressed from the public.

Chairman Little closed the public hearing for Site Plan Review Application **#SPR2016-07** at 7:17 p.m.

Mr. Muench made a motion that Part II be completed by the Chairman to reflect the findings of the Board that there are no or small impacts from the project, that the Chairman check the box in Part III indicating that the proposed action will not result in any significant adverse environmental impact, have the Chairman sign Part III, and that based on the findings that the project is

compatible with the Town Master Plan and will be a benefit to the economy of the Hamlet and the Town of Chester, the project meets the parking, landscaping, exterior lighting and signage (as long as it is a maximum of twenty-four square feet) requirements of the Zoning Law, and any exterior dumpsters or garbage containers will be screened from view, the Board approves **#SPR2016-07** subject to the condition that no Zoning Certificate or Certificate of Occupancy be issued by the Zoning Administrator until landscaping is installed that is the same as or substantially similar to the landscaping plan submitted with **#SPR2016-07**. Motion seconded by Mr. Bump. Motion carried 7-0.

Having been duly advertised, the public hearing for Site Plan Review Application **#SPR2016-08** was opened by Chairperson Paul Little at 7:22 p.m.

**#SPR2016-08:** Melissa Fyfe is seeking Site Plan Review approval for a soft-serve ice cream business, on property located at 5797 State Route 8, identified by Tax Map Parcel #: 87.-1-26, in Zone Classification Hamlet.

Melissa Fyfe presented the proposal. Her proposal is to open a soft-serve ice cream business with a walk-up window. The business will maintain a 1950s theme. The dumpster will be in the rear. She will install her business sign and place it in an existing sign holder on the property with downcast exterior illumination. Adequate lighting will be provided for patrons. She would like to open the business in June 2017.

Chairman Little stated that the Board has received the recommendation from the Warren County Planning Department regarding the proposal and it was addressed that there would be no County Impact.

No comments or questions were addressed from the public.

Chairman Little closed the public hearing for Site Plan Review Application **#SPR2016-08** at 7:28 p.m.

Mr. Muench stated that if each member has reviewed the project against the 11 questions in Part II Impact Assessment and agrees that “no, or small impact may occur”, he would make a motion to complete SEQRA review.

Mr. Muench made a motion that Part II be completed by the Chairman to reflect the findings of the Board and that the Chairman check the box in Part III indicating that the proposed action will not result in any significant adverse environmental impact, have the Chairman sign Part III, and to approve **#SPR2016-08** based on the findings that the project is compatible with the Town Master Plan and will be a benefit to the economy of the Hamlet and the Town of Chester, the project meets the parking, landscaping, exterior lighting and signage requirements of the Zoning Law, and any exterior dumpsters or garbage containers will be screened from view. Motion seconded by Mr. Ellsworth. Motion carried 7-0.

### **OLD BUSINESS:**

**#SD2016-01:** GILMA Enterprises, Inc. is seeking approval for a 3-lot subdivision, on property located at State Route 8, identified by Tax Map Parcel #: 87.-1-41.11, in Zone Classifications Hamlet and Moderate Intensity.

No one was present to represent the applicant or the Subdivision proposal.

**#BLA2016-01:** All Brands Redemption Center, LLC is seeking approval for a boundary line adjustment for properties located at 6393 State Route 9 and 17 LaFlure Lane. The lot identified by Tax Map Parcel #: 104.10-2-8 will decrease from .70 acres to 29,125 square feet and lot identified by Tax Map Parcel #: 104.10-2-9 will increase from 9,918 square feet to 11,285 square ft. Conveyance is approximately 1,367 square feet.

No one was present to represent the applicant or the Boundary Line Adjustment proposal.

**MINUTES:**

Mr. Bump made a motion to accept the minutes for the September 19, 2016 meeting; motion seconded by Mr. Ellsworth. Motion carried 7-0.

**CORRESPONDENCE:** Zoning Administrator and Sanitary Code Enforcement Officer's Activity Report for September 2016.

**PUBLIC PRIVILEGE:** None.

**BOARD PRIVILEGE:**

Mr. Muench suggested that the two Boards (Planning Board and ZBA) get together once a year to meet. Mr. Hilton mentioned that the Town of Queensbury holds one workshop per year to discuss application forms, procedures, etc. Brief discussion ensued regarding ground mount and rooftop solar panel installation projects.

**ADJOURNMENT:**

Mr. Muench made a motion to adjourn the meeting at 7:38 p.m.; motion seconded by Mr. Bump. Motion carried 7-0.

Respectfully submitted,

Jeremy J. Little  
Secretary