



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
October 18, 2021**

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

ATTENDANCE:

Chairman Paul Little, Greg Taylor, Bob Walp (Via Zoom), John Nick, Patrick 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.

#SD2021-02: 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.

Matthew Webster was present representing the applicant.

Having been duly advertised, Chairman Little opened the Public Hearing at 7:01pm.

No comments were made during the Public Hearing.

A motion to close the Public Hearing at 7:02pm by John Nick, Seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett-

Yes- Little, Taylor, Walp, Nick, Powers

No- None

Abstain- None

Motion carried 5-0.

SEQR Part II was completed and it was determined by the Board that this Subdivision was an Unlisted Action.

Findings of Fact-

1. #SD2021-02 is a Minor Subdivision;
2. Board completed SEQR Review and found Subdivision to be an Unlisted Action;
3. A duly advertised public hearing was held on October 18, 2021;
4. The Subdivision was declared to be non-jurisdictional by the Adirondack Park Agency;
5. Test pits & perc tests completed on the proposed 3 lots; and,
6. Pursuant to Section 3.06 of the Town of Chester Subdivision Regulations, the Planning Board grants approval of #SD2021-02 and authorizes the Chairman to sign the Subdivision plat.

Conditions-

1. The proposed Septic Wastewater Treatment system will meet standards for new wastewater treatments as described in Town of Chester On-Site Wastewater Treatment Local Law, Article III & V; and,
2. No changes, erasures, modifications, or revisions shall be made in this Play after approval has been given by the Planning Board.

A motion to approve #SD2021-02 with the Findings of Fact and Conditions was made by Greg Taylor, Seconded by John Nick. A Roll Call Vote was called by Secretary Bartlett.

Yes- Little, Taylor, Walp, Nick, Powers

No- None

Abstain- None

Motion carried 5-0.

MINUTES: A motion was made by John Nick, Seconded by Greg Taylor to approve the September 20, 2021 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

Yes- Taylor, Walp, Nick

No- None

Abstain- Little, Powers

Motion carried 3-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for September 2021;
- Adirondack Park Agency Major Project Public Notice (Application Completed) dated September 20, 2021 and received by the Zoning Office on September 22, 2021 RE: APA Project No. 2020-0032, Removal of nine existing floating docks and installation of four new floating docks involving wetlands on Friends Lake (Tax Map Parcel #: 120.14-1-23);

- Adirondack Park Agency Request for Consultation dated September 22, 2021 and received by the Zoning Office on September 22, 2021 RE: APA Project No. 2020-0032 (Hill Park Property Owners Association);
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on September 28, 2021 for #SPR2020-16. Form received by the Zoning Office on September 29, 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 master bedroom, living room and basement access 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.

John Dygert was present at the meeting.

The Board completed Part II and III of the Short EAF.

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 on the Environment;
5. 30' x 30' addition will increase the single family dwelling by 50%;
6. No increase will occur to bedroom size meaning Septic System will require no review by a licensed professional; and,
7. The project is an Unlisted Action and Part II & III of the Short EAF were completed by the Board.

A motion to Approve #SPR2020-16 with the Findings of Fact was made by Pat Powers, Seconded by John Nick. A Roll Call Vote was called by Secretary Bartlett-

Yes- Little, Taylor, Walp, Nick, Powers

No- None

Abstain- None

Motion carried 5-0.

NEW BUSINESS:

#SPR2021-17: Miriam Ruth Lampert is seeking Site Plan Review approval for the installation of a ground mount solar array. Array will consist of forty-six (46) LG435NT-E6 panels, (1) SMA SB7.7-1SP-US-41 Inverter, and (1) SMA SB7.0-1SP-US-41 Inverter. Property is located at 67 Sequettes Road, identified by Tax Map Parcel #: 103.-1-33, in Zoning District Low Intensity.

Bryan Flynn was present via Zoom. The Board discussed whether or not Sequettes Road was a Town, County, or Private road. The portion where the applicant roadway is a Private Roadway. The applicant stated according to the Town of Chester Zoning Local Law that the project meets requirements for setbacks and heights. The solar array is only 2% of coverage on the lot. John Nick asked if the array could be seen from the roadway. The Applicant stated that it could be seen from the private road owned by the applicant.

Part II was completed by the Board with a negative declaration.

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. Project will only be visible from Sequettes Road; and,
5. The proposed project is a Type II Action with a negative declaration.

A motion to Approve #SPR2021-17 with the Findings of Fact as presented was made by John Nick, Seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett-

Yes- Little, Taylor, Walp, Nick, Powers

No- None

Abstain- None

Motion carried 5-0.

#SPR2021-18: Thomas Gilmore is seeking Site Plan Review approval for the construction of a new Three Bedroom Single Family Dwelling with attached unheated two-car garage, mudroom connector, entry and screened porch, new water supply well and on-site septic wastewater treatment system. The proposed land use and development will occur on the property where the slopes are in excess of 15% (at the main house location only). Property is located at 444 Chester Shores View, identified by Tax Map Parcel #: 86.18-1-5, in Zoning District Moderate Intensity.

Bret Winchip of Winchip Engineering was present at the meeting representing the applicant. The applicant is requesting to demolish an existing residence and construct a new three-

bedroom residence. The applicant has received Variance approval from the Town of Chester Zoning Board of Appeals.

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. Onsite Wastewater Treatment System designed by a New York State Certified Engineer;
5. The Zoning Board of Appeals has approved the required Variances for the project;
6. The proposed well meets the standards of the Town of Chester; and,
7. No Public Hearing will be scheduled as amount of Public Hearing is negligible.

A motion was made by John Nick, Seconded by Bob Walp to deem #SPR2021-18 as complete and submit to the Warren County Planning Department for review. A Roll Call Vote was called by Secretary Bartlett-

Yes- Little, Taylor, Walp, Nick, Powers

No- None

Abstain- None

Motion carried 5-0.

#SPR2021-19: Chester Four Corners, LLC is seeking Site Plan Review approval to convert an existing residential apartment, located on the first floor next to the existing law office, into a new space for the existing law office. Property is located at 102 Riverside Drive, identified by Tax Map Parcel #: 104.10-6-23, in Zoning District Hamlet.

Vanessa Hutton of Chester Four Corners LLC was present at the meeting. The property is a mixed Commercial and Residential space. The apartment that the application is referring to is originally a commercial space that was converted to residential. The Law Office that is currently occupying the property would be converting the residential space back to commercial and Chester Four Corners LLC would be occupying the commercial space that was once housing the Law Office. No signage or lighting changes would be made on the property. The parking would not see an uptick and the Town Parking in front of the building would be sufficient for the property.

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. No changes in lighting are proposed;
5. Signage for the existing Law Office would be relocated;
6. Adequate parking will be available; and,

7. No Public Hearing will be scheduled as the amount of Public Hearing is negligible.

A motion to deem #SPR2021-19 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-

Yes- Little, Taylor, Walp, Nick, Powers

No- None

Abstain- None

Motion carried 5-0.

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

John Nick reviewed the research he had found on Subdivision and Septic Review requirements. A document was handed to the Board Members present. Mr. Nick said that he has requested clarification from the Town Supervisor for two (2) months and had heard no response. He is concerned with the cost to the public and the disputes by Board Members. Greg Taylor read from Section 7 of the Town of Chester Zoning Local Law. Mr. Nick stated he is frustrated over these issues. The Board would like direction from the Powers-that-Be (Supervisor and Town Board). Mr. Nick stated that he will follow up with the Town Supervisor.

Greg Taylor recused himself from the Board at 7:59pm.

Greg Taylor addressed the Board and gave a history on the Hill Park Project that the APA is requesting consultation on (APA Project No. 2020-0032).

John Nick stated that he is good with the project. The Board concluded that a response letter will be drafted by the Zoning Administrator to the Adirondack Park Agency with the following advisory comment: The project, as proposed, is in compliance with the Town of Chester Zoning Local Law, as variances have been approved by the Town Zoning Board of Appeals in order to construct four (4) 4 ft. x 48 ft. docks.

Greg Taylor returned to the Board at 8:03pm.

A motion was made by John Nick, Seconded by Greg Taylor to thank Al Matrose for his years of service to the Town of Chester Planning Board and the Town of Chester. A Roll Call Vote was called by Secretary Bartlett-

Yes- Little, Taylor, Walp, Nick, Powers

No- None

Abstain- None

Motion carried 5-0.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 8:04pm, motion seconded by Greg Taylor.
A Roll Call Vote was called by Secretary Bartlett-

Yes- Little, Taylor, Walp, Nick, Powers

No- None

Abstain- None

Motion carried 5-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board