



**MINUTES OF MEETING  
TOWN OF CHESTER  
PLANNING BOARD  
SEPTEMBER 19, 2016**

Chairperson Paul Little was not present to Chair the meeting. George Hilton, Vice Chairperson, assumed the position as Acting Chair.

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

**ATTENDANCE:**

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

Mr. Hilton introduced Rand Fosdick and George Stannard as the two (2) recently appointed Planning Board alternates. Mr. Fosdick and Mr. Stannard sat on the Board in the absence of two Board members.

**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.

Mr. Hilton mentioned the receipt of a Second Notice of Incomplete Permit Application dated September 07, 2016 from the Adirondack Park Agency regarding the three-lot subdivision. No one was present to represent GILMA Enterprises, Inc. and the proposal for the 3-lot subdivision. As a result, the application was tabled.

**#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. Mr. Hilton stated that the Board is waiting for an answer from the APA regarding potential permits and/or further action that may be required concerning this proposal. No correspondence from the APA has been received regarding the application. As a result, the application was tabled.

**NEW BUSINESS:**

**#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.

Mr. Hilton mentioned that an Authorization Form was submitted giving authorization for Ann Jones to act as Agent for the property owner in conducting the presentations to the Board.

Ann and Tony Jones presented the proposal. Mrs. Jones stated she would like to use the building on the property as a restaurant. She explained that the dining room would be located in the front of the building and storage would be in the back. The restaurant will have a lobby and waiting area. She stated that on the parking plan she plotted thirty-three (33) parking spaces. She mentioned that at the current location of the restaurant, the restaurant with the seasonal porch seats 70 persons. At the new location, the seating capacity will be 70-75.

Mr. Nick referred to questions the applicant answered in the short EAF. Brief discussion ensued concerning answers to question 8(a) which asks if the proposed action will result in a substantial increase in traffic above present levels and question 8(b) asking if there are public transportation services available at or near the site of the proposed action. The applicant answered “yes” to the two questions. Mr. Hilton and Mr. Nick did not believe that the proposed action will result in a *substantial* increase in traffic above present levels. Short discussion ensued regarding the answer to question 9 of the short EAF which was unanswered regarding if the proposed action would meet or exceed state energy code requirements. The answer to question 11 of the Short EAF regarding if the proposed action would connect to existing wastewater utilities was checked as “yes”. Mr. Nick believed the question refers to municipal/public wastewater utilities. Mrs. Jones stated she would change the answer to “no” as the restaurant would utilize two existing septic systems on the property. Further, she also mentioned an application to the Department of Health has been submitted.

Mr. Muench questioned if there were any specific plans on the use of the existing garage on the property. Mr. Jones stated that the garage is going to be used for storage. Mrs. Jones mentioned that she would like to place flood lighting on all four corners of the garage to light the parking lot. Mr. Jones stated the dumpsters would be located in the rear of the property with proper screening. There would be minimal landscaping done to the property. Mr. Muench said it appeared to him that the proposed signs conform to the Zoning Law. Mr. Hilton requested submission of a specification sheet for the lighting that shows the type of fixtures to be used. Mr. Muench stated it appears that the proposal is an unlisted action.

Mr. Muench made a motion that the Board determines application **#SPR2016-06** to be complete pending receipt of amended answers to questions 8, 9, 11 in the short EAF and submission of lighting specifications, schedule a public hearing for the next meeting on October 17, 2016 and refer the application to the County for review; motion seconded by Mr. Ellsworth. Motion carried 6-0.

**#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.

Margaret Curtis, owner of Mountain Sports LLC, presented the proposal. Mrs. Curtis began by stating she would like to open a retail business called “Panther Mountain Traders” on property that was the former location of a dentist office. Mrs. Curtis explained she plans to sell one-of-a-kind products made in the USA and by local artisans. In the future, she would eventually like to incorporate products associated with activities such as hiking, biking, canoeing, etc.

Mrs. Curtis stated that Winchip Engineering has performed a water flow study on the property. She explained where the existing driveway and culvert is located. Proposed parking will be located on the North side of the building and there will be at least 13 parking spaces for the proposal to conform to the parking requirements of the Local Law. There would be no parking in the front of the building. Two (2) Lighting fixtures will be placed on the building, one on the South side and one on the North side. The lighting on the porch will be recessed and downcast, with one hanging fixture but will not project much light or cause interference with neighboring properties or passing vehicles. The septic system is located on the South side of the building. Anticipated opening date will be Spring 2017. As already submitted with the application, Mrs. Curtis also mentioned there will be appropriate landscaping on the property.

Mr. Muench said that any proposed dumpsters would need to be screened from view. He also mentioned rocks placed on the property and existing trees that would serve as an adequate buffer for the parking spaces to neighboring properties and State Route 9. Mr. Muench believed the Board needs a sketch of where the parking spaces will be and a sketch of proposed signage.

Mr. Hilton questioned what type of vehicles would make the deliveries. Mrs. Curtis answered that she anticipates having deliveries from Fed Ex or UPS. She also did not foresee there to be any problems with vehicles having to maneuver around the site during the time a delivery was taking place.

Mr. Muench made a motion that the Board determines the proposal is an unlisted action, that with the submission of the parking sketch and the sign sketch the application will be complete, the application is to be referred to the County, and that a public hearing be scheduled for the October 17, 2016 meeting; motion seconded by Mr. Nick. Motion carried 7-0.

**#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. She explained she would like to have a soft service ice cream shop, similar to the ice cream stand at the Crossroads. The business would be styled in 1950s décor inside. No structural changes would take place to the existing building. There is an existing septic system on the property and public water will be utilized. The landlord has given Ms. Fyfe permission to use parking on the entire East side of the building. She stated that there are two lights by the door, which will provide more than adequate lighting to the area. A flood light near the soft serve ice cream window will also serve as a lighting source. The dumpster will be located in the rear.

Ms. Fyfe also explained that there is a pre-existing sign holder, with existing lighting, on the property. The sign for the ice cream shop would occupy only one space. The ice cream shop would be open from June through September, with hours no later than 9 p.m. She stated she will be submitting an application to the NYS Health Department.

Mr. Muench mentioned that since it is an existing building with existing parking and landscaping, the proposal meets the parking and landscaping requirements of the Zoning Law.

Mr. Muench made a motion that the proposal is an unlisted action, the application is complete and is to be referred to the County for review, and a public hearing be scheduled for the next meeting on October 17, 2016; motion seconded by Mr. Bump. Motion carried 7-0.

**MINUTES:**

Mr. Bump made a motion to accept the minutes for the August 15, 2016 meeting; motion seconded by Mr. Muench. Motion carried 7-0.

**CORRESPONDENCE:** Zoning Administrator and Sanitary Code Enforcement Officer's Activity Report for August 2016; Letter from Zoning Administrator to Salvatore Tirone regarding #SPR2016-05 dated August 23, 2016; Second Notice of Incomplete Permit Application from the APA dated 09/07/16 re: GILMA Enterprises, Inc. proposal for a 3-lot subdivision.

Mr. Hilton read the letter from the Zoning Administrator to Salvatore Tirone regarding #SPR2016-05, dated August 23, 2016.

**PUBLIC PRIVILEGE:** None.

**BOARD PRIVILEGE:**

Mr. Stannard stated that he is in the beginning stages of adding a microbrewery to OP Fredericks restaurant. He said that the back porch will be enclosed with an above addition. Further, he mentioned that hopefully by next meeting he will have additional information for the Board.

Mr. Muench explained at the most recent Town Board meeting, the Supervisor discussed scheduling a training session for Board members to satisfy the four-hour training requirement.

**ADJOURNMENT:**

Mr. Muench made a motion to adjourn the meeting at 7:48 p.m.; motion seconded by Mr. Ellsworth. Motion carried 7-0.

Respectfully submitted,

Jeremy J. Little  
Secretary