



PLANNING BOARD
Regular Meeting – September 19, 2022

Vice Chairman George Hilton called the meeting to order at 7:02 p.m.

Attendance:

Vice Chairman George Hilton, John Nick, Bruce Goody, Greg Taylor, Patrick Powers, Kathy Bilfield (7:24 pm), Zoning Administrator Jeremy J. Little (Via Zoom) and Mindy Conway (Acting Secretary). Absent Chairman Paul Little.

Minutes:

On a motion by John Nick, seconded by Greg Taylor, minutes for the July 18, 2022 Planning Board Meeting and August 15, 2022 Planning Board Minutes were accepted.

AYE 5 NO 0

Correspondence:

- Zoning Administrator’s Activity Report for August 2022.

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****

New Business:

#SPR2022-12: Michael and Kerry Conlan are seeking Site Plan Review approval for the construction of a 948 square ft. addition to the existing single-family dwelling that will consist of a 24’ x 24’ addition (bedroom, kitchenette and bath) to be utilized as an accessory apartment and a 12’ x 31’ addition to be utilized as a three-season room. Property is located 106 White Schoolhouse Road, identified by Tax Map Parcel #: 86.-1-30.1, in Zoning District Low Intensity.

Michael and Kerry Conlan were present. Kerry explained that the addition will be off the kitchen and will be for her elderly mother, the backyard has the septic and leach field, and the addition will be an extension of the house. Kerry commented that this is time sensitive with winter approaching and her mother’s health. She would like to have her mother move in as soon as possible.

Vice Chairman Hilton commented that the application received an approval for a setback variance from the Zoning Board of Appeals.

Vice Chairman Hilton asked if there were any questions or comments from the Board.

Vice Chairman Hilton asked if there were any questions.

John Nick asked if they needed to have a public hearing, because the Zoning Board of Appeals already had one for this. Jeremy Little said that it is a requirement in the Law.

Discussion ensued on having a special meeting on October 3, 2022.

On a motion by Greg Taylor, seconded by Pat Towers, the Board deemed Site Plan Review Application **#SPR2022-12: Michael and Kerry Conlan** complete, referred the Application to Warren County Planning Department for their review, schedule a special meeting and sets a public hearing for October 3, 2022 at 7:00 pm.

AYE 5 NO 0

#SD2022-01: Varick W. Stringham is seeking approval for a two-lot minor subdivision on property located at 222 Indian Springs Road, identified by Tax Map Parcel #: 120.10-1-50.1, in Zoning District Moderate Intensity.

Declan O’Dea, authorized agent, and neighbor of the Applicant commented that there was discussion on whether or not a site plan review and septic plans were needed, but at the last meeting the Board granted an exemption with the condition that he joins the property with his existing lot. He has completed a survey of his property so when he gets final approval from the Town the lawyers will finalize the sale and merge the properties.

Vice Chairman Hilton asked Declan O’Dea if he had contacted the APA. Declan replied, no.

Vice Chairman Hilton asked if the Board had any other questions.

Vice Chairman Hilton asked Jeremy Little if this required a public hearing. Jeremy said yes.

On a motion by Vice Chairman Hilton, seconded by Bruce Goody, the Board deemed Minor Subdivision Application **#SD2022-01: Varick W. Stringham** complete and sets a public hearing for October 3, 2022 at 7:00 pm.

AYE 5 NO 0

Concept Plan Conference (Section 5.04 of the Town of Chester Zoning Local Law):

Word of Life Fellowship, Inc., owner of property located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26, is seeking to upgrade, renovate and new development at the Word of Life Pines Facility. The proposed project development includes upgrades and new construction at the Pines facility, including but not limited to: Renovations and upgrades to (21) camper cabins, (5) staff cabins, (10) staff RV sites, (4) tent sites, (69) RV sites, reconfiguration of vehicular and pedestrian circulation, reconfiguration of the maintenance area, upgrade

bathhouses, lighting, snack shack, stormwater management, landscaping, on-site wastewater treatment systems and water supply wells.

Eric Messer (Vice President of Operations at Word of Life Fellowship), Kirsten Catellier (Studio A), Quinn Roesch (Studio A), Ben Nassivera (HCP Architects), and Craig Davin (BBL Construction), were all present for the discussion. Eric Messer said Word of Life has been operating The Pines Facility, formerly known as Family Campground, since the middle seventies, and their mission is still the same; for families to grow closer to the Lord as well as one another.

Kathy Bilfield entered the meeting at 7:24 pm.

Eric Messer continued that they have four to five thousand guests that come through that facility each year. They are now working on a master plan, they have met with Craig Leggett and Jeremy Little from the Town, and this is the next step, to have a conference with the Planning Board. They are looking at updating the septic system, electrical and water. They have consulted with the Adirondack Park Agency (APA), and they have deemed this a Class B Project.

Kirsten Catellier walked the Board through the project using the master plan map. Highlighting widening the entrance, safe circulation for pedestrians, new cabins will replace old ones, and pave the main drive to keep dust down.

Quinn Roesch explained the wastewater treatment systems, water infrastructure, and stormwater. For the stormwater they will have to obtain a DEC SPDES (State Pollutant Discharge Elimination System) Permit. Both the water and wastewater will need both DEC and DOH approval. DOH will be the primary approver for the campground, but DEC will be reviewing in conjunction with them, and they will also need a SPDES Permit for the wastewater treatment systems. Greg Taylor commented that they are tearing out a fair amount of blacktop which will eliminate some of the hard surface for water. Greg also asked how many gallons per minute on the first well. Eric Messer replied twenty-five (25).

Kathy Bilfield wanted to be clear that there will not be thousands of people coming. Eric Messer commented that the amount of people should not change that much.

John Nick said that they will need to see detail on the dock. Eric Messer commented that the beach area is a future phase.

John Nick commented that when he sees amphitheater he thinks of noise and said that we don't want to go through a noise issue with your neighbors. Kirsten Calletier said that the whole intent behind the amphitheater is to create a gathering. Kathy Bilfield said that we have had this issue before with noise. Eric Messer said that there is no power at the amphitheater near the water.

John Nick asked if anyone involved in the design has been in contact with the fire department about their equipment size to have access to some of the back areas. Eric Messer said 100% they

will consult with the Pottersville Fire Department, and they are including a sprinkler system in the meeting house with the upgrades.

John Nick asked if there was 24/7 Word of Life Representatives onsite. Eric Messer replied yes sir.

Vice Chairman Hilton asked if they had a map that showed the different phases. Eric Messer commented that they are in the process of raising the dollars to be able to get into Phase 1. As a team they have designed Phase 1 as being the new entry sequence, staff cabins, expand RV site to ten (10) for the full-time volunteers, and four (4) guest cabins.

Vice Chairman Hilton asked if there was a clearing plan. Kirsten Catellier said they will have a demo plan.

Kathy Bilfield asked about erosion. Kirsten Catellier commented that it is a sandy site.

Kathy Bilfield asked if they had plans to use it in the winter. Eric Messer said they do use it now for families who have students at the Bible Institute.

Vice Chairman Hilton asked about a lighting plan with wattage. Kirsten Catellier said they can note it on the plan.

Vice Chairman asked if there were any more questions.

Public Privilege:

None.

Board Privilege:

Mindy Conway reminded everyone that there will be a Special Meeting, October 3, 2022 at 7 pm.

Adjournment:

On a motion by Vice Chairman Hilton, seconded by Bruce Goody, meeting adjourned at 8:02 pm.

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Respectfully submitted,

Mindy Conway
Acting Secretary