

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, November 20, 2023, 7:00 P.M.

Town of Chester Municipal Center – 6307 State Route 9, Chestertown

Join Zoom Meeting

<https://us02web.zoom.us/j/87521801970>

Meeting ID: 875 2180 1970

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+1 669 900 9128 US (San Jose)

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PUBLIC HEARINGS AND OLD BUSINESS: None.

MINUTES: Amend or accept minutes from Regular Meeting on October 16, 2023.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for October 2023;
- Adirondack Park Agency Minor Project Public Notice (Application Completed) dated November 08, 2023 and received by the Zoning Office on November 13, 2023 RE: APA Project No. 2022-0056;
- Adirondack Park Agency Request for Consultation, including a Plan, dated November 10, 2023 and received by the Zoning Office on November 13, 2023 RE: APA Project No. 2022-0056;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on November 14, 2023 for #SPR2023-18. Form received by the Zoning Office on November 14, 2023.

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-

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18.1, in Zoning District Low Intensity ****TABLED UNTIL FURTHER NOTICE BY REQUEST OF APPLICANT****

- **Family Gift Subdivision (Section 8.02 of the Zoning Local Law; Article III of the Subdivision Regulations):** Philip Sr. and Elaine K. Rinaldi are seeking confirmation from the Planning Board that the proposed division of land constitutes a gift:
 - **Grantors: Philip Sr. and Elaine K. Rinaldi**
 - **Grantee: Philip Rinaldi, Jr.**
 - **Property Address: 25 Woodridge Road**
 - **Tax Map Parcel #: 104.14-1-61**
 - **Zoning District: Hamlet**
 - **Proposed Lot 3 to be gifted from the Grantors to the Grantee will consist of 1.082 ± acres. Proposed Lot 4 to be retained by the Grantors will consist of 1.064 ± acres.**
 - ****TABLED BY THE PLANNING BOARD AT THE 04/17/2023 MEETING****

- **#SPR2023-18:** Word of Life Fellowship is seeking Site Plan Review approval to change the use of the existing previously approved accessory use structure (Garage) to a Two-Bedroom Single-Family Dwelling. Site Plan Review approval is required for an additional principal building on the same lot. Property is located at 8192 State Route 9, identified by Tax Map Parcel #: 36.-1-19.1, in Zoning District Moderate Intensity.

NEW BUSINESS:

- **Request to amend/revise the Subdivision Map approved by the Town Planning Board on July 17, 2023 in connection with Subdivision Application #SD2023-07 (Christine P. Wells). Previously approved subdivision map has been filed and recorded in the Warren County Clerk's Office on July 24, 2023.**

- **#SD2023-09:** Mary E. West-Hannigan, William Scott West, John Clark West (as Trustees of the Mildred West Irrevocable Income Only Trust Agreement) are seeking after-the-fact approval for a two-lot minor subdivision for property located at White Schoolhouse Road, identified by Tax Map Parcel #: 69.-1-53.111 and 69.-1-53.112 (Formerly Tax Map Parcel #: 69.-1-53.11 prior to the subdivision), in Zoning District Low Intensity. Lot 1 consists of 20.06 ± acres and Lot 2 consists of 97.97 acres.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

- **Board Discussion regarding the following APA Project:**
 - **APA Project No. 2022-0056 (Homfeld)**

ADJOURNMENT: