

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, December 19, 2022, 7:00 P.M.

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

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Join Zoom Meeting

<https://us02web.zoom.us/j/88379681593>

Meeting ID: 883 7968 1593

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## PUBLIC HEARINGS AND OLD BUSINESS:

- **#SPR2022-14:** Word of Life Fellowship is seeking Site Plan Review approval for upgrades and new development/construction at the Word of Life Pines Facility. The proposed project development includes upgrades and new construction at the Pines facility, including: 1) New Camper and Staff Cabins; 2) Reconfigured Staff and Guest RV sites; 3) New Camp Store/Laundry Building; 4) Renovated Meeting House, Bath House and Maintenance Building; 5) New Maintenance, Storage and Staff Laundry Building; 6) Year-round and Seasonal Potable Water Distribution System with Well Building; 7) Year-round Water Storage for Fire Sprinkler Systems; 8) Year-round and Seasonal Wastewater Treatment Systems; 9) Stormwater Management Practices; 10) General Campus re-organization with vehicular and pedestrian circulation improvements. Property is located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26, in Zoning District Moderate Intensity.

**MINUTES:** Amend or accept minutes from Regular Meeting on November 21, 2022.

## CORRESPONDENCE:

- Zoning Administrator's Activity Report for November 2022;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on November 29, 2022 for #SPR2022-14 and #SPR2022-15. Forms received by the Zoning Office on November 30, 2022;
- NYS Department of Environmental Conservation SEQR Lead Agency Determination letter dated December 06, 2022 and received by the Zoning Office on December 06, 2022 RE: Word of Life – The Pines in connection with #SPR2022-14 (Word of Life Fellowship).

## 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\*\***

- **#SPR2022-15:** Elizabeth Aiken is seeking Site Plan Review approval for a commercial use providing clients with a variety of organic facial treatments and body sugar hair removal. Property is located at 6384 State Route 9, identified by Tax Map Parcel #: 104.10-4-1.1, in Zoning District Hamlet.

## **NEW BUSINESS:**

- **#SPR2022-16:** Sharon and Gerald Yarter are seeking Site Plan Review approval for the installation and placement of a 5.92 kW ground mounted solar PV system with whole house battery backup (as accessory structure). Property is located at 323 Landon Hill Road, identified by Tax Map Parcel #: 87.1-1-15, in Zoning District Low Intensity.
- **#SPR2022-17:** Carl W. Barlow is seeking Site Plan Review approval to renovate the existing two-bedroom single-family dwelling and construct a new addition to the existing single-family dwelling. The 4,287 square ft. addition will consist of an expanded kitchen and living room area, four bedrooms including second floor master suite, covered porch, three-car garage and covered deck above an indoor pool. Property is located at 76-70 Clarkson Road, identified by Tax Map Parcel #: 86.19-1-2, in Zoning District Moderate Intensity.
- **Subdivision Sketch Plan Conference (Section 3.01, Town of Chester Subdivision Regulations):**
  - Proposed two-lot subdivision for property currently owned by Varick W. Stringham, located at 222 Indian Springs Road, identified by Tax Map Parcel #: 120.10-1-50.1, in Zoning District Moderate Intensity. Proposed Lot 1 consisting of 1.35 ± acres and Lot 2 consisting of .34 ± acres. Proposed Lot 2 to be merged with Tax Map Parcel #: 120.14-1-7, currently owned by James and Monique Fayette.

## **PUBLIC PRIVILEGE:**

## **BOARD PRIVILEGE:**

## **ADJOURNMENT:**