

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, February 26, 2024, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84033651448>

Meeting ID: 840 3365 1448

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PUBLIC HEARINGS AND OLD BUSINESS: None.

MINUTES: Amend or accept minutes from Regular Meeting on January 22, 2024.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for January 2024;
- Adirondack Park Agency Request for Consultation dated January 25, 2024 and received by the Zoning Office on January 24, 2024 RE: APA Project No. 2024-0013;
- Adirondack Park Agency Notice of Incomplete Permit Application dated January 25, 2024 and received by the Zoning Office on January 25, 2024 RE: APA Project No. 2024-0013.

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****

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- **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****

- **#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. ****TABLED BY THE PLANNING BOARD AT THE 12/18/2023 MEETING****

- **#SPR2023-21:** Leslie Homfeld is seeking Site Plan Review approval for the construction of a One-Story Two-Bedroom Single-Family Dwelling (1,816 sq. ft.) with an attached Two-Car Garage (830 sq. ft.), a 12' x 24' Pre-Fabricated Storage Shed, On-Site Wastewater Treatment System and On-Site Water Supply Well. The proposal is a Class B Regional Project. Property is located at 253 Cobble Creek Road, identified by Tax Map Parcel #: 32.-1-39, in Zoning District Rural Use.

NEW BUSINESS:

- **#SKETCH-SD2024-01:** Adirondack Retreats LLC is seeking approval of a subdivision sketch plan for property located at Off Old River Road, identified by Tax Map Parcel #: 66.6-1-26, in Zoning District Hamlet. The proposed subdivision involves the creation of two (2) lots.

- **Sketch Plan Conference:**
 - Review of a Sketch Plan proposal for properties owned by Peckham Material Corp., Lyme Adirondack Timber Sales, KDBF Ventures, LLC in the Zoning Districts Industrial Use and Moderate Intensity.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: