

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, February 27, 2023, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81153823492>

Meeting ID: 811 5382 3492

One tap mobile

+16465588656,,81153823492# US (New York)

+16469313860,,81153823492# US

Dial by your location

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

Meeting ID: 811 5382 3492

Find your local number: <https://us02web.zoom.us/j/81153823492>

PUBLIC HEARINGS AND OLD BUSINESS: None.

MINUTES: Amend or accept minutes from Regular Meeting on January 23, 2023.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for January 2023;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on January 30, 2023 for #SPR2023-01, #SPR2023-02, #SPR2023-03, #SPR2023-05. Forms received by the Zoning Office on January 30, 2023;
- Save-the-Date for the 2023 Adirondack Planning Forum scheduled for April 26 and 27, 2023;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated February 03, 2023 and received by the Zoning Office on February 03, 2023 RE: APA Project No. 2023-0016;
- Adirondack Park Agency Notice of Incomplete Permit Application dated February 10, 2023 and received by the Zoning Office on February 10, 2023 RE: APA Project No. 2023-0016;
- Adirondack Park Agency Request for Consultation, including proposed plans, dated February 10, 2023 and received by the Zoning Office on February 10, 2023 RE: APA Project No. 2023-0016;
- Adirondack Park Agency Minor Project Public Notice dated February 06, 2023 and received by the Zoning Office on February 10, 2023 RE: APA Project No. 2023-0015.

OLD BUSINESS:

Last Revised 2/17/2023 1:07 PM

Page 1 of 3

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, February 27, 2023, 7:00 P.M.

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

- **#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****
- **#SPR2023-01:** Elizabeth A. Krebs is seeking Site Plan Review approval for the use of the first floor of an existing building as a studio gallery with classes being offered and handmade products and artwork for sale. Property is located at 6375-6377 State Route 9, identified by Tax Map Parcel #: 104.10-8-11, in Zoning District Hamlet.
- **#SPR2023-02:** Terri-Lee Allen is seeking Site Plan Review approval to change the use from a beauty salon to a liquor store. Property is located at 102 Riverside Drive, identified by Tax Map Parcel #: 104.10-6-23, in Zoning District Hamlet.
- **#SPR2023-03:** Gabrielle Kuba is seeking Site Plan Review approval to change the use of a portion of the existing law office to a beauty salon. Property is located at 102 Riverside Drive, identified by Tax Map Parcel #: 104.10-6-23, in Zoning District Hamlet.
- **#SPR2023-04:** Cooper Management Associates, LLC (Deborah Freer) is seeking Site Plan Review approval to renovate and construct additions to the existing restaurant to provide for expanded indoor and new outdoor dining. The proposed additions will consist of a 519 sq. ft. addition for indoor dining and a 507 sq. ft. outdoor covered patio for outdoor dining. Property is located at 5810 State Route 8, identified by Tax Map Parcel #: 104.1-2-1, in Zoning District Hamlet.
- **#SPR2023-05:** Randal and Mary Miller are seeking Site Plan Review approval for the construction of a 56' x 64' x 14' (H) steel commercial garage with a 56' x 14' exterior shed for storage of equipment and vehicles for Miller's Masonry and Property Management. The proposed garage will be connected to a new on-site wastewater treatment system. Property is located at 7860 State Route 9, identified by Tax Map Parcel #: 52.8-1-22, in Zoning District Hamlet.
- **Request to amend the Boundary Line Adjustment approval on October 16, 2000 to remove the condition as noted on the approved Map requiring merger of property located at Valley Farm Road, identified by Tax Map Parcel #: 52.8-1-19.2 with property located at 7882 State Route 9, identified by Tax Map Parcel #: 52.8-1-21.**

NEW BUSINESS:

- **Request to amend the size of the four (4) previously approved tent platforms and locations of two (2) of the four (4) tent platforms in connection with Site Plan Review Application #SPR2022-14, Word of Life Fellowship, property located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26.**
- **#SD2023-01:** 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.
- **#SPR2023-06:** Small Tales Day Care (Michael Dittmer) is seeking Site Plan Review approval for a day care center providing all day daycare for ages six (6) weeks to five (5) years utilizing existing rooms (rooms

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, February 27, 2023, 7:00 P.M.

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

used formerly for the Meal Site and Youth Commission) at the Town of Chester Municipal Center. Property is located at 6307 State Route 9, identified by Tax Map Parcel #: 104.14-1-57.2, in Zoning District Hamlet.

- **#SPR2023-07:** Laszlo Fuzesi is seeking Site Plan Review approval for the construction of a new two-story four-bedroom single-family dwelling, driveway, new on-site wastewater treatment system, water supply well and landscaping. The proposed land use and development will occur on the property where the slopes are in excess of fifteen-percent (15%). Property is located at 115 McPhillips Pine Lane, identified by Tax Map Parcel #: 136.-1-30, in Zoning District Moderate Intensity.
- **#SD2023-02:** John S. and Rachael L. Shafer are seeking approval for a two-lot minor subdivision on property located at 435 Stock Farm Road, identified by Tax Map Parcel #: 120.-1-7, in Zoning District Rural Use.
- **Request to amend the following Site Plan Review #SPR2020-08 proposal approved by the Planning Board on July 20, 2020:**
 - Construction of a three-bedroom single-family dwelling, driveway, attached one-car garage, deck, covered front entry, on-site septic wastewater treatment system, and well. The proposed land use and development will occur on the property where the slopes are in excess of fifteen-percent (15%). Property is located at Chester Shores View, identified by Tax Map Parcel #: 86.18-1-6.
- **#SKETCH-SD2023-01:** Amend Business Group LLC is seeking approval of a subdivision sketch plan for property located at 1428 North Gore Road, identified by Tax Map Parcel #: 16.-1-46, in Zoning District Low Intensity. Proposed subdivision involves the creation of three (3) lots: Lot 1 consisting of 3.6 ± acres, Lot 2 consisting of 3.6 ± acres and Lot 3 consisting of 4.2 ± acres.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

- Board discussion RE: APA Project No. 2023-0016 (Peckham Materials Corp.)
- Board members interested in attending:
 - 2023 Adirondack Planning Forum scheduled for April 26 and 27, 2023 at the Hotel Saranac, Saranac Lake, New York.

ADJOURNMENT: