

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, April 17, 2023, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84055708167>

Meeting ID: 840 5570 8167

One tap mobile

+16469313860,,84055708167# US

+16465588656,,84055708167# US (New York)

Dial by your location

+1 646 931 3860 US

+1 646 558 8656 US (New York)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+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

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

Meeting ID: 840 5570 8167

Find your local number: <https://us02web.zoom.us/j/84055708167>

PUBLIC HEARINGS AND OLD BUSINESS: None.

MINUTES: Amend or accept minutes from Regular Meeting on March 20, 2023.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for March 2023;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on March 31, 2023 for #SPR2023-08. Form received by the Zoning Office on March 31, 2023;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated March 30, 2023 and received by the Zoning Office on March 31, 2023 RE: APA Project No. 2023-0053;
- Adirondack Park Agency Request for Consultation, including proposed plans, dated April 05, 2023 and received by the Zoning Office on April 05, 2023 RE: APA Project No. 2023-0053;
- Adirondack Park Agency Major Project Public Notice (Application Completed) dated April 05, 2023 and received by the Zoning Office on April 05, 2023 RE: APA Project No. 2022-0247;
- Adirondack Park Agency Request for Consultation, including proposed plans, dated April 05, 2023 and received by the Zoning Office on April 05, 2023 RE: APA Project No. 2022-0247.

▪ **OLD BUSINESS:**

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, April 17, 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****
- **#SPR2023-08:** Richard Stolen and Cheryl Carlson are seeking Site Plan Review approval for the construction of a 24' x 24' second-story addition (After-the-Fact) to an existing two-car garage with 3' x 5' landing and stairs. Addition is only to be use for storage. The proposed addition will increase the square footage of the existing detached garage by more than fifty-percent (50%). Property is located at 43 Marina Road, identified by Tax Map Parcel #: 86.13-1-18, in Zoning District Moderate Intensity.

NEW BUSINESS:

- **#SD2023-03:** Donald J. Stadler Family Trust is seeking approval for a two-lot minor subdivision on property located at 241 Perry Road, identified by Tax Map Parcel #: 51.-1-12.11, in Zoning District Rural Use.
- **#SPR2023-09:** John and Caroline LaFleche are seeking Site Plan Review approval to demolish an existing deck, construct a 721 sq. ft. addition (1,442 total sq. ft. for both floors) and a 16' x 14' deck to an existing single-family dwelling. The proposed addition will expand the existing kitchen and living/dining area on the first floor and create a new bedroom and storage area in the finished basement. The proposed addition will also increase the square footage of the existing single-family dwelling by more than fifty-percent (50%). Property is located at 185 Chester Shores Drive, identified by Tax Map Parcel #: 86.18-1-24, in Zoning District Moderate Intensity.
- **#SPR2023-10:** Small Tales Day Care is seeking Site Plan Review for before and after school elementary child care for ages five (5) to twelve (12) years old utilizing the property and the second floor of the existing "Ski Lodge" building at Dynamite Hill. A full-day day care camp with weekly themes will also be offered in the Summer. Property is located at 3-23 Dynamite Hill Road, identified by Tax Map Parcel #: 87.-1-5, in Zoning District Moderate Intensity.
- **#SD2023-04:** 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.
- **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.**

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

Last Revised 4/7/2023 10:09 AM

Page 2 of 3

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, April 17, 2023, 7:00 P.M.

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

- **Board Discussion regarding the following APA Projects:**
 - **APA Project No. 2022-0247**
 - **APA Project No. 2023-0053**

ADJOURNMENT: