

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, May 15, 2023, 7:00 P.M.

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

---

Join Zoom Meeting

<https://us02web.zoom.us/j/84177241419>

Meeting ID: 841 7724 1419

One tap mobile

+16469313860,,84177241419# US

+16465588656,,84177241419# 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)

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+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

Meeting ID: 841 7724 1419

Find your local number: <https://us02web.zoom.us/j/84177241419>

## PUBLIC HEARINGS AND OLD 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.
- **#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.

**MINUTES:** Amend or accept minutes from Regular Meeting on April 17, 2023.

## CORRESPONDENCE:

- Zoning Administrator's Activity Report for April 2023;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on May 04, 2023 for #SPR2023-10. Form received by the Zoning Office on May 04, 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

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, May 15, 2023, 7:00 P.M.

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

---

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\*\***

- **#SPR2023-10:** 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.
- **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\*\***

## NEW BUSINESS:

- **#SPR2023-11:** Rachael Shafer is seeking Site Plan Review approval for a retail business of curated Adirondack dry goods, antiques and accessories. Property is located at 6369 State Route 9, identified by Tax Map Parcel #: 104.10-7-4, in Zoning District Hamlet.
- **Request to amend Site Plan Review #SPR2022-14, Word of Life Fellowship for the proposed improvements on property located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26.**
- **Request for a one-year extension of the following Site Plan Review Application #SPR2021-08 proposal approved by the Planning Board on April 19, 2021:**
  - **#SPR2021-08:** Construction of a new two-car two-story detached garage (27’ x 27’ including overhangs). Proposed land use and development will occur on slopes in excess of 15% and grading per engineered drawing will be completed. Property is located at 89 Marina Road, identified by Tax Map Parcel #: 86.9-1-6, in Zoning District Moderate Intensity.
- **#SPR2023-12:** Gina Sifo is seeking Site Plan Review approval for the construction of a 62’ x 35’ Three-Bedroom Single-Family Dwelling (including an 11’ x 24’ Porch and 274 sq. ft. deck) and a 6’ x 8’ Porch with steps. The proposed land use and development occur on the property where the slopes are in excess of fifteen-percent (15%). Property is located at 436 Olmstedville Road, identified by Tax Map Parcel #: 35.-1-43, in Zoning District Low Intensity.
- **#SPR2023-13:** Edward and Suzanne Griesmer are seeking Site Plan Review approval for the construction of a 32’ x 38’ Two-Bedroom Single-Family Dwelling (with a garage below) and a 4’ x 5’ landing and 3’ x 12’ stairs. The proposed land use and development will occur on the property where the slopes are in excess

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, May 15, 2023, 7:00 P.M.

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

---

of fifteen-percent (15%). Property is located at 91 Kingsley Lane, identified by Tax Map Parcel #: 86.15-1-22, in Zoning District Moderate Intensity.

- **#SD2023-05:** Amend Business Group, LLC is seeking approval for a three-lot minor subdivision 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 ± acres.

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

**ADJOURNMENT:**