

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, June 26, 2023, 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/89113187044>

Meeting ID: 891 1318 7044

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## PUBLIC HEARINGS AND OLD BUSINESS:

- **#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. The 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.

**MINUTES:** Amend or accept minutes from Regular Meeting on April 17, 2023 and May 15, 2023.

## CORRESPONDENCE:

- Zoning Administrator's Activity Report for May 2023;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on June 07, 2023 for #SPR2023-11 and #SPR2023-12. Forms received by the Zoning Office on June 08, 2023;
- Adirondack Park Agency Major Project Public Notice (Application Completed) dated May 24, 2023 and received by the Zoning Office on May 24, 2023 RE: APA Project No. 2020-0213;
- Adirondack Park Agency Request for Consultation, including proposed plans, dated May 24, 2023 and received by the Zoning Office on May 24, 2023 RE: APA Project No. 2020-0213;
- Adirondack Park Agency Major Project Public Notice (Application Determined) dated May 25, 2023 and received by the Zoning Office on June 09, 2023 RE: APA Project No. 2022-0247;

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- Adirondack Park Agency Permit 2022-0247 issued on May 25, 2023 and received by the Zoning Office on June 09, 2023;
- Adirondack Park Agency Major Project Public Notice (Application Determined) dated May 30, 2023 and received by the Zoning Office on June 09, 2023 RE: APA Project No. 2022-0015;
- Adirondack Park Agency Permit 2022-0015 issued on May 30, 2023 and received by the Zoning Office on June 09, 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 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\*\***
  
- **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\*\***
  
- **#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.
  
- **#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 will 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.

## NEW BUSINESS:

- **#SPR2023-14:** Elizabeth Anne Krebs is seeking Site Plan Review approval for the construction of a 1-Bedroom 40' x 32' Single-Family Dwelling with a 6' x 40' Open Deck, 40' x 8' Covered Deck and an 8' x 8' Covered Porch with steps. The proposed single-family dwelling will be constructed on slopes in excess of fifteen-percent (15%). Property is located at 236 Blue Bay Road, identified by Tax Map Parcel #: 86.13-1-33, in Zoning District Moderate Intensity.
  
- **#SPR2023-15:** Scott C. and Jessica Phillips are seeking Site Plan Review approval for an agricultural use for the keeping of livestock (chickens, rooster and goats) for personal use (After-the-Fact). Current number of livestock is twelve (12) hens, one (1) rooster and three (3) goats. Property is located at 110 William Hill Road, identified by Tax Map Parcel #: 87.1-1-1.12, in Zoning District Low Intensity.

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- **#SD2023-06:** Two Drifters, LLC are seeking approval for a two-lot minor subdivision for property located at 46 Fiddlehead Bay Road, identified by Tax Map Parcel #: 120.3-1-1.23, in Zoning District Moderate Intensity. The proposed subdivision involves the creation of two (2) lots: Lot 1 consisting of 5.45 acres and Lot 2 consisting of 1.79 acres.
- **#SD2023-07:** Christine P. Wells is seeking approval for a two-lot minor subdivision for property located at 142 Lane Road, identified by Tax Map Parcel #: 33.-2-15, in Zoning District Rural Use. The proposed subdivision involves the creation of two (2) lots: Lot 1 consisting of 24.69 ± acres and Lot 2 consisting of 24.65 ± acres.
- **#BLA2023-01:** Dennis G. Wilson is seeking approval for a boundary line adjustment for properties located at 274 Stage Coach Road and 264 Stage Coach Road. The lot identified by Tax Map Parcel #: 87.11-1-15 will decrease from 3.26 acres to 2.971 acres and the lot identified by Tax Map Parcel #: 87.11-1-12 will increase from 4.293 to 4.582 acres. The proposed conveyance is .289 acres.
- **#SD2023-08:** Kathleen & Michael Swindell, Celine & George Olsen, and William & Ruth Aiken Irrev. Trust are seeking approval for a four-lot subdivision for property located at 5292-5304 State Route 8 and 5326 State Route 8, in Zoning Districts Low Intensity and Rural Use. The proposed subdivision involves the creation of four (4) lots. “Lot 6” consisting of 16.6 acres, “Lot 7” consisting of 8.4 acres, “Lot 8” consisting of 2.1 acres and “Lot 9” consisting of 3.9 acres.

## **PUBLIC PRIVILEGE:**

## **BOARD PRIVILEGE:**

- **Board Discussion regarding the following APA Project:**
  - **APA Project No. 2020-0213**

## **ADJOURNMENT:**