



PLANNING BOARD
Regular Meeting – June 26, 2023

Chairman Little called the meeting to order at 7:00 pm.

Attendance:

Chairman Paul Little, Vice Chairperson George Hilton, John Nick, Patrick Powers, Greg Taylor, Bruce Goody, Kathy Bilfield (7:08 pm), Zoning Administrator Jeremy J. Little (via Zoom) and Mindy Conway (Acting Secretary) were present.

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.

Chairman Little **opened** the public hearing for **Minor Subdivision #SD2023-05: Amend Business Group, LLC** at 7:00 pm.

Erik Sandblom, SRA Engineers, representing Amend Business Group, the applicant and owner of the property. Erik Sandblom said that it is a three-lot subdivision with a single-family home proposed on each lot. The current well on what will be lot #1 will be used, but not the septic system. Lots #2 and #3 will have new conventional systems. The septic systems were designed for 4-bedroom homes even though the owners only intend to build one- or two-bedroom homes. There are no variance requests, all setbacks are met.

Chairman Little asked if anyone from the public would like to speak.

Chairman Little asked if there were any questions from the Board.

On a motion by John Nick, seconded by Patrick Powers, the public hearing for **Minor Subdivision #SD2023-05: Amend Business Group, LLC** was **closed** at 7:03 pm

AYE 6 NO 0
Absent – Kathy Bilfield

The Board reviewed the SEAF Part 2 and agreed “Little or No Impact”.

RESOLUTION

NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH MINOR SUBDIVISION APPLICATION #SD2023-05, AMEND BUSINESS GROUP, LLC

WHEREAS, the Town of Chester Planning Board (“Planning Board”) has received an Application from Amend Business Group, LLC (the “Applicant”) for a three-lot minor subdivision for property located at 1428 North Gore Road, identified by Tax Map Parcel #: 16.-1-46 (the “Project”); and

WHEREAS, the Planning Board has identified the Project to be an Unlisted action for purposes of SEQRA review pursuant to 6 NYCRR 617; and

WHEREAS, the Planning Board has decided to conduct an uncoordinated review as a Lead Agency for the Project; and

WHEREAS, the Planning Board has received a Short Environmental Assessment Form (“SEAF”) for the Project with Part 1 of the SEAF completed by the Applicant; and

WHEREAS, the State Environmental Quality Review Act (“SEQRA”) requires that the Planning Board undertake a thorough review of the potentially significant adverse environmental impacts prior to making its determination with respect to the Project; and

WHEREAS, the Planning Board has reviewed Parts 1, 2 and 3 of the SEAF and all other supporting information submitted to the Planning Board by the Applicant;

NOW, THEREFORE BE IT

RESOLVED, that in accordance with SEQRA, the Planning Board, as a Lead Agency, has determined that the Project will not result in any significant adverse environmental impacts and hereby issues a Negative Declaration pursuant to the requirements of SEQRA and directs the Planning Board Chairperson to complete and sign Part 3 of the SEAF as required for the Determination of Significance, confirming the foregoing Negative Declaration.

MOTION FOR ISSUANCE OF NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH MINOR SUBDIVISION APPLICATION #SD2023-05, AMEND BUSINESS GROUP, LLC,

Introduced by George Hilton who moved for its adoption, seconded by Bruce Goody:

Duly adopted this 26th day of June, 2023 by the following vote:

AYES: Chairperson Paul Little
 George Hilton
 John Nick
 Patrick Powers
 Greg Taylor
 Bruce Goody
 Kathy Bilfield

NOES: None.

ABSTAINED: None.

ABSENT: None.

Findings of Fact:

1. #SD2023-05 is a Minor Subdivision;

2. A duly advertised public hearing was opened and closed on June 26, 2023;
3. The Project is an Unlisted action and the Planning Board has decided to conduct an uncoordinated review as a Lead Agency;
4. The Board reviewed Parts 1, 2 and 3 of the Short Environmental Assessment Form (SEAF) and all other supporting information submitted to the Board by the Applicant;
5. The Project will have negligible negative impacts on the environment;
6. The Board has determined that the Project will not result in any significant adverse environmental impacts and issued a Notice of Determination of Significance and a Negative Declaration;
7. The Adirondack Park Agency issued Jurisdictional Determination J2023-0426 on May 17, 2023 stating that APA approval is not required for the proposed subdivision;
8. Lot 1 will consist of 3.6 +/- acres and is currently improved with one (1) accessory structure and one (1) existing mobile home which will be replaced with a single-family dwelling utilizing the existing water supply well and a new on-site wastewater treatment system; Lot 2 will consist of 3.6 +/- acres; and Lot 3 will consist of 4.0 acres; and
9. Pursuant to Section 3.06 of the Town of Chester Subdivision Regulations, the Planning Board grants approval of #SD2023-05 and authorizes the Chairperson to sign the Subdivision plat.

Conditions for Approval:

1. No changes, erasures, modifications or revisions shall be made in this Plat after approval has been given by the Planning Board; and
2. In accordance with Section 3.06(A) of the Town Subdivision Regulations, the signature of the duly designated officer of the Planning Board, or the Certificate from the Town Clerk, shall expire sixty (60) days from the date of such signature or the issuance of such Certificate unless within such sixty (60) day period the Plat has been duly filed or recorded in the Office of the County Clerk or Register.

On a motion by George Hilton, seconded by Greg Taylor, **Minor Subdivision #SD2023-05: Amend Business Group, LLC** was approved with the above Findings of Fact and Conditions for Approval.

AYE 7 NO 0

Minutes:

On a motion by Bruce Goody, seconded by Patrick Powers, minutes from Regular Meeting on April 17, 2023 were accepted.

AYE 4 NO 0
 Abstain - Chairman Little
 Abstain - Greg Taylor
 Abstain - Kathy Bilfield

On a motion by John Nick, seconded by Greg Taylor, minutes from the Regular Meeting on May 15, 2023 were accepted.

AYE 5 NO 0

Abstain - George Hilton
Abstain - Kathy Bilfield

#SPR2023-07: Laszlo Fuzesi

Brandon Ferguson, engineer for the Fuzesi Project was present.

Chairman Little commented that when they approved the Project it was understood that more than an acre would be disturbed, and they would need a stormwater management plan.

Brandon Ferguson said that the total disturbance for the Project will be 0.87 acres, less than an acre. They will be doing erosion sediment control during construction.

Chairman Little asked if anyone on the Board had any questions.

On a motion by John Nick, seconded by George Hilton, **Site Plan Review Application #SPR2023-07: Laszlo Fuzesi** the stormwater management plan was removed as a condition of approval.

AYE 7 NO 0

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;
- 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.

Rachael Shafer commented that she is looking to put in a small retail space for Adirondack style camps and cottages.

Greg Taylor recused himself at 7:20 pm.

Chairman Little asked if the Board had any questions. They have received notification from Warren County that there will be no significant County impact.

Findings of Fact:

1. There will be little or no negligible impact on public health, safety, and general welfare and the project satisfies all concerns stated in Section 5.06(E) of the Town of Chester Zoning Local Law;
2. The Project agrees with the Town of Chester Master Plan;
3. As per Section 5.06(G)(1) of the Zoning Local Law, a public hearing was not held as the expected level of public interest is negligible;
4. The Planning Board has classified the Project as a Type II action, requiring no further review under SEQRA;
5. The Project will have negligible negative impacts on the environment; and
6. The Project Review and Referral Form has been received from the Warren County Planning Department with the response that there will be no County Impact.

On a motion by Bruce Goody, seconded by Patrick Powers, **Site Plan Review Application #SPR2023-11: Rachael Shafer** was approved with the above Findings of Fact.

AYE 6 NO 0

#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.

Chairman Little commented that they have received a statement from the Warren County Planning Department with the response that there will be no County Impact.

Kathy Bilfield asked about a highway permit. Gina Sifo said that the drainage culvert that was there washed away or was crushed, is missing. The County told her if she puts a new culvert in and does work from the road side, any equipment on the road side she would need a permit. They are currently using the other driveway. Kathy Bilfield asked if there were drainage issues. Gina Sifo said no and she can do the work from her side

Findings of Fact:

1. There will be little or no negligible impact on public health, safety, and general welfare and the project satisfies all concerns stated in Section 5.06(E) of the Town of Chester Zoning Local Law;
2. The Project agrees with the Town of Chester Master Plan;
3. As per Section 5.06(G)(1) of the Zoning Local Law, a public hearing was not held as the expected level of public interest is negligible;
4. The Planning Board has classified the Project as a Type II action, requiring no further review under SEQRA;
5. The Project will have negligible negative impacts on the environment; and
6. The Project Review and Referral Form has been received from the Warren County Planning Department with the response that there will be no County Impact.

On a motion by John Nick, seconded by Greg Taylor, **Site Plan Review Application #SPR2023-12: Gina Sifo** was approved with the above Findings of Fact.

AYE 7 NO 0

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.

Elizabeth Krebs (owner) and Aaron Jevons (builder) were present.

Aaron Jevons said that there is more than a 15% slope where the proposed building site was.

Chairman Little asked the Board if they had any questions.

George Hilton asked about erosion control. Greg Taylor suggested control tubes.

Findings of Fact:

1. There will be little or no negligible impact on public health, safety, and general welfare and the project satisfies all concerns stated in Section 5.06(E) of the Town of Chester Zoning Local Law;
2. The Project agrees with the Town of Chester Master Plan;
3. As per Section 5.06(G)(1) of the Zoning Local Law, a public hearing was not held as the expected level of public interest is negligible;
4. The Planning Board has classified the Project as a Type II action, requiring no further review under SEQRA; and
5. The Project will have negligible negative impacts on the environment.

Conditions of Approval:

1. Erosion will be controlled either by using sediment fence or erosion control tubes.

On a motion by George Hilton, seconded by Greg Taylor, **Site Plan Review Application #SPR2023-14: Elizabeth Anne Krebs** was approved with the above Findings of Fact and Conditions of Approval.

AYE 7 NO 0

#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.

Scott and Jessica Phillips were present. Jessica Phillips commented that she was not aware that a permit was needed for chickens.

Chairman Little commented that in some districts you don't.

Scott Phillips said that they have had the chickens for over a year with no issues, recently they got three (3) goats and the issue arose, not sure what the issue is.

Kathy Bilfield asked if they were male goats. Jessica Phillips replied yes and they are all castrated and they have no smell after you castrate them.

Scott Phillips said they are his stress relief. It is like having three dogs, they stay right with him. The chickens are for eggs.

John Nick asked if the area where the goats were was fenced in or do they run wild. Jessica Phillips said yes. Scott Phillips said that they do take them for walks.

Chairman Little commented that they are surrounded by forest. Jessica Phillips commented that you cannot see them from the road. Chairman Little asked if the neighbors could see them. Jessica Phillips said no they are on the side by the snowmobile trails.

Scott Phillips said that the chickens were free range, but he finished fenced them in yesterday.

Chairman Little asked if the neighbors had a problem with the rooster. Jessica Phillips commented that they asked their neighbors and they have said that they cannot hear the rooster unless they are out walking.

John Nick asked if someone brought this to their attention. Scott and Jessica Phillips both responded yes. John Nick said that he is trying to understand what the issue is. Scott Phillips replied that he does not know, they have not come forward.

John Nick asked the Zoning Administrator if he knew what the basis of the complaint was.

Chairman Little said that one of the decisions that they need to make tonight is whether to approve it tonight, which generally they do if there is not much public interest, if there is public interest, they could schedule a public hearing for their next meeting.

Chairman Little asked the members of the audience if there was any interest in this Project that might be negative, please let us know.

Christine Hayes said that the complaint was that they didn't ask for permission, they are asking for forgiveness. That was the complaint, it wasn't noise, it wasn't the smell. The other issue was that it would have been nice for the neighbors would know before hand and asked for permission. Also, the complaint was having the Zoning Administrator decide if it was ag (agricultural) use and a site plan or keeping of livestock and prohibited use, which would require a use variance through the ZBA (Zoning Board of Appeals). He (Zoning Administrator) made the determination of a site plan.

Christine Hayes asked the Board to look at the Ags and Markets Domestic Animal Health Permits and read:

“any person who buys or sells sheep and goats is an animal dealer, and must have a domestic animal health permit”.

Kathy Bilfield asked how large the property was. Scott Phillips replied five (5) acres, 5.24. Chairman Little commented that there is plenty of room for the animals.

Chairman Little stated that the Phillips' are certainly not the only people that do not realize that in certain areas they have farm animals need you need to have site plan review. Pigs always comes to mind with having a problem, but you have chickens and plenty of space and if the goats are kept in a pen, they are not going to disturb the neighbors.

Chairman Little asked if they planned on selling goats and chicken eggs. Jessica Phillips said they give the eggs away.

Chairman Little asked Christine Hayes if she was objecting to the animals being there. Christine Hayes said she just wants them to do the right thing.

Jessica Phillips commented that the goats are all vaccinated.

Chairman Little said that a condition for approval would be a domestic animal permit, and asked if that would satisfy the complainant. Christine Hayes said that she was going to request a public hearing so that the other neighbors would be notified and have a say or not have a say, but right now they don't have a choice to say or not to say.

Greg Taylor added that both parties should go talk to each other outside of the Board meeting. He is looking at these as pets. They are castrated male goats, they are not going to be servicing females, they are not being used for milking, they are not being used for anything other than a hobby. The question is are these pets and needs to be brought up to Ags and Markets now that it has been brought up in a public manner.

Kathy Bilfield said that they have already been to the vets for shots, castration, dehorning to make nice pets. Christine Hayes said that the complaint was for the Zoning Administrator to decide whether it was 4.02 Ag Use or prohibited use or if they were pets. The Zoning Administrator made the determination that it was ag use.

The Zoning Administrator read the following (from www.agriculture.ny.gov):

“Any persons who buys or sells livestock as a business practice, not as part of a breeding, feeding, or dairy operation, needs a domestic animal health permit.”

He does not think that a domestic animal health permit is required.

Chairman Little thinks that it would be safer to schedule a public hearing.

John Nick asked the Zoning Administrator to clarify that they don't need a permit. The Zoning Administrator replied that according to what he just read it is not required.

Chairman Little commented that this is not a business.

John Nick asked how close the closest neighbor was and if they were surrounded by trees. Scott Phillips commented that the whole property was surrounded by trees.

Greg Taylor said that it says that if they are not doing this as a business, they have done everything in their power to make these pets, and he is sorry that the neighbors weren't told, but there are a lot of things that neighbors do that they don't tell the other neighbors.

Greg Taylor hopes that they can find a way to work together as neighbors, because it is a hard situation when you have to go through the rest of your time together struggling about things that don't really mean anything.

Chairman Little thinks there should be a public hearing which will give us time to figure out if a permit is needed. Greg Taylor said that the Zoning Administrator could send a letter to Ags and Markets.

Kathy Bilfield would prefer to not have a public hearing.

Chairman Little commented that the only item that the complainant is asking for us to see if a domestic animal health permit is required.

Chairman Little commented on a personal note that it is a sad occasion when you can't have small animals on a large piece of property without the neighbors wondering what you are doing or whether you should be doing it.

Greg Taylor said they could do a public hearing only if a permit is needed. Scott Phillips asked why they need a public hearing if a permit is not needed.

The Board reviewed the SEAF Part 2 and agreed "Little or No Impact".

RESOLUTION

NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2023-15, SCOTT C. AND JESSICA PHILLIPS

WHEREAS, the Town of Chester Planning Board ("Planning Board") has received an Application from Scott C. and Jessica Phillips (the "Applicants") for an agricultural use for the keeping of livestock (chickens, rooster and goats) for personal use (After-the-Fact) on property located at 110 William Hill Road, identified by Tax Map Parcel #: 87.1-1-1.12 (the "Project"); and

WHEREAS, the Planning Board has identified the Project to be an Unlisted action for purposes of State Environmental Quality Review Act ("SEQRA") review pursuant to 6 NYCRR 617; and

WHEREAS, the Planning Board has decided to conduct an uncoordinated review as a Lead Agency for the Project; and

WHEREAS, the Planning Board has received a Short Environmental Assessment Form ("SEAF") for the Project with Part 1 of the SEAF completed by the Applicants; and

WHEREAS, SEQRA requires that the Planning Board undertake a thorough review of the potentially significant adverse environmental impacts prior to making its determination with respect to the Project; and

WHEREAS, the Planning Board has reviewed Parts 1, 2 and 3 of the SEAF and all other supporting information submitted to the Planning Board by the Applicants;

NOW, THEREFORE BE IT

RESOLVED, that in accordance with SEQRA, the Planning Board, as a Lead Agency, has determined that the Project will not result in any significant adverse environmental impacts and hereby issues a Negative Declaration pursuant to the requirements of SEQRA and directs the Planning Board Chairperson to complete and sign Part 3 of the SEAF as required for the Determination of Significance, confirming the foregoing Negative Declaration.

MOTION FOR ISSUANCE OF NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2023-15, SCOTT C. AND JESSICA PHILLIPS,

Introduced by Kathy Bilfield who moved for its adoption, seconded by Greg Taylor:

Duly adopted this 26th day of June, 2023 by the following vote:

AYES: Chairperson Paul Little
George Hilton
John Nick
Patrick Powers
Greg Taylor
Bruce Goody
Kathy Bilfield

NOES: None.

ABSTAINED: None.

ABSENT: None.

Findings of Fact:

1. There will be little or no negligible impact on public health, safety, and general welfare and the project satisfies all concerns stated in Section 5.06(E) of the Town of Chester Zoning Local Law;
2. The Project agrees with the Town of Chester Master Plan;
3. As per Section 5.06(G)(1) of the Zoning Local Law, a public hearing was not held as the expected level of public interest is negligible;
4. The Project is an Unlisted action and the Planning Board has decided to conduct an uncoordinated review as a Lead Agency;
5. The Board reviewed Parts 1, 2 and 3 of the Short Environmental Assessment Form (SEAF) and all other supporting information submitted to the Board by the Applicant;
6. The Project will have negligible negative impacts on the environment; and
7. The Board has determined that the Project will not result in any significant adverse environmental impacts and issued a Notice of Determination of Significance and a Negative Declaration.

Conditions for Approval:

1. If required by the NYS Department of Agriculture and Markets, a domestic animal health permit will need to be obtained for the livestock.

On a motion by Greg Taylor, seconded by Bruce Goodie, **Site Plan Review Application #SPR2023-15: Scott C. and Jessica Phillips** was approved with the above Findings of Fact and Conditions of Approval.

AYE 7 NO 0

#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.

Greg Taylor recused himself from the Board to become the Applicant.

Greg Taylor said that he would like to take 1.79 acres and separate it from the existing lot that has the residential house and the bed and breakfast on it. Lot #2 has an existing barn that was converted into a garage with a guest cottage. They would like to be prepared if they sell the Fern Lodge for a place to keep his equipment. They have received a letter on non-jurisdiction from the APA.

Kathy Bilfield asked if the barn area would have access to the beach. Greg Taylor said no.

Chairman Little said that there is an existing septic system, if this was new they would require a space for a replacement system. Greg Taylor replied that there is space.

Chairman Little asked if there was a well. Greg Taylor said that at this time there is not a well, but once it is subdivided, they will put one in. Chairman Little commented that they would need a permit.

Chairman Little asked if there were any questions.

George Hilton asked if the barn met all the setbacks. Greg Taylor replied yes it does.

On a motion by John Nick, seconded by George Hilton, **Minor Subdivision Application #SD2023-06: Two Drifters, LLC** was deemed complete and scheduled a public hearing for July 17, 2023 at 7 pm.

AYE 6 NO 0
Recused – Greg Taylor

#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.

Dan Manna was present representing Christine Wells.

Chairman Little asked if there were any questions.

On a motion by George Hilton, seconded by Greg Taylor, **Site Plan Review Application #SD2023-07: Christine P. Wells** was deemed complete and scheduled a public hearing for July 17, 2023 at 7 pm.

AYE 7 NO 0

#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 0.289 acres.

Dennis Wilson and Pam Lattimore were present.

Pam Lattimore comment that they are doing this so that she can adjust her driveway for safety concerns.

Findings of Fact:

1. The Planning Board has classified the Project as a Type II action, requiring no further review under SEQRA;
2. Pursuant to Section 7.22 of the Town of Chester Zoning Local Law, the Planning Board has determined that the request is a boundary line adjustment and meets all of the conditions stated in Section 7.22(A) of the Town Zoning Local Law;
3. The deed describing the boundary line adjustment parcel must contain a covenant stating that the conveyance is a boundary line adjustment and that the boundary line adjustment is to merge with the receiving adjacent parcel and may not be sold separately, and must state that these covenants “run with, touch and concern the land”; and
4. The approved map will be stamped and signed by the Planning Board Chairman as a non-jurisdictional project.

On a motion by Greg Taylor, seconded by Patrick Powers, **Boundary Line Adjustment Application #BLA2023-01: Dennis G. Wilson** was approved with the above Findings of Fact.

AYE 7 NO 0

#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.

Lucas Dobie, from Hutchins Engineering, was present representing the Applicants.

Lucas Dobie said that each house would have road frontage on Route 8 and Lot #6 would be a non-building lot, as well as Lot #9. They have a complete application at the Park Agency.

Chairman Little said the wetlands are marked by the APA, Lots #6 and #9.

Chairman Little commented that they do not have a response from the APA granting their approval and cannot deem the application complete without approval. The Town of Chester has always waited for approval from the APA.

On a motion by Greg Taylor, seconded by Bruce Goody, **Minor Subdivision Application #SD2023-08: Kathleen & Michael Swindell, Celine & George Olsen, and William & Ruth Aiken Irrev. Trust** was deemed complete with the condition of a permit from the APA by July 5, 2023, if permit is received by July 5th a public hearing will be scheduled for July 17, 2023 at 7 pm. If no permit is received by July 5th the application will not be deemed complete and no public hearing will be scheduled.

AYE 7 NO 0

Public Privilege:

Christine Hayes said she was the Zoning Clerk and Zoning Administrator in the Town of Horicon, she is currently the Assessor for the Town of Bolton and the Town of Horicon, she has sat on the Planning Board (Town of Chester) for years, she has worked on the ZBA (Zoning Board of Appeals for Town of Chester) for years, she has worked with many Zoning Administrators and Warren County Building. The reason why she brought this to the Zoning Administrator was that there is no definition of “pets”. Maybe there should be a Zoning amendment to make a pet definition and that would prevent a lot of this. It is a long process and requires a public hearing. Chairman Little commented that at the last meeting he had announced that if anyone had any changes that they would like to see in the Zoning Law to bring it to his attention. Christine Hayes commented that she has never met these people, she does not live right next door to them, they drive by her house and wave, she has never gotten their eggs. The other thing was that it is unprofessional for Board members to make jokes when neighbors have concerns and she is requesting that they be a little more professional in running these meetings. Neighbors have concerns no matter how little the Board thinks they are or how big they are.

Chairman Little said that they would definitely include your suggestion that we include the definition for “pets” in our Zoning Ordinance.

Discussion ensued over “pets”.

Board Privilege:

APA Project No. 2020-0213

APA is requesting comments from the Planning Board for the Loonie-Wen Project.

The Zoning Administrator commented that the Town Board, acting as Local Board of Health, approved a septic wastewater system.

The Board had no comment.

John Nick asked if RHR Farms has submitted anything for a sign and do we need to make sure the sign meets the Town of Chester requirements and there was at least two (2) sq ft for the building listed. The Zoning Administrator said he wrote a letter to the APA, and he believes they corrected it in the application to the Agency.

The Zoning Administrator said this is a Class A Regional Project and the Planning Board is not approving the Project, just comments which included comments about a sign permit. They would come to the Zoning Administrator for a sign permit. John Nick wanted to make sure everything was covered.

John Nick asked when the cell tower would be operational. The Zoning Administrator did not know about a time frame.

Adjournment:

On a motion by George Hilton, seconded by Greg Taylor, meeting adjourned at 8:58 pm.

AYE 7 NO 0

Respectfully submitted,

Mindy Conway
Acting Secretary