

# TOWN OF CHESTER PLANNING BOARD AGENDA

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

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

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Join Zoom Meeting

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Meeting ID: 865 3345 5822

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## PUBLIC HEARINGS AND OLD BUSINESS:

- **#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.

**MINUTES:** Amend or accept minutes from Regular Meeting on June 26, 2023.

## CORRESPONDENCE:

- Zoning Administrator's Activity Report for June 2023;

## OLD BUSINESS:

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- **#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\*\***
  
- **#SD2023-08:** Kathleen & Michael Swindell, Celine & George Olsen, and William & Ruth Aiken Irrev. Trust are seeking approval for a four-lot subdivision for properties located at 5292-5304 State Route 8 and 5326 State Route 8, identified by Tax Map Parcel #s: 103.-1-13.1 and 103.-1-11.6, 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.

**NEW BUSINESS:**

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

**ADJOURNMENT:**