



**PLANNING BOARD**  
**Regular Meeting – July 17, 2023**

Chairman Little called the meeting to order at 7:05 pm.

**Attendance:**

Chairman Paul Little, Vice Chairperson George Hilton, John Nick, Greg Taylor, Bruce Goody, Kathy Bilfield (7:06 pm), Zoning Administrator Jeremy J. Little (via Zoom) and Mindy Conway (Acting Secretary) were present. Patrick Powers was absent.

**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.

Greg Taylor recused himself to become the Applicant.

Chairman Little **opened** the public hearing for **Minor Subdivision #SD2023-06: Two Drifters, LLC** at 7:05 pm.

Greg Taylor showed a map of the proposed subdivision and said that at the same time he built the Fern Lodge he built a garage with a guest cottage above. Now that they are getting older they may want to sell the Fern Lodge and would like a place to keep all of his equipment and a place to live.

Kathy Bilfield asked about septic and water. Greg Taylor said that the septic is in and right now the water comes from the Fern Lodge, but once they subdivide it will be a drilled well.

Chairman Little asked if there was room for a replacement system and asked if that could be on the final map. Greg Taylor said there is room, and it will be on the final map.

Chairman Little said the location of the possible well should be on the map. Greg Taylor said yes, that would be included on the mylar too.

Chairman Little asked if there were any questions.

On a motion by John Nick, seconded by George Hilton, the public hearing for **Minor Subdivision #SD2023-06: Two Drifters, LLC** was **closed** at 7:09 pm

AYE 5      NO 0  
Recused – Greg Taylor

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 #SD2023-06, TWO DRIFTERS, LLC**

**WHEREAS**, the Town of Chester Planning Board (“Planning Board”) has received an Application from Two Drifters, LLC (the “Applicant”) for a two-lot minor subdivision for property located at 46 Fiddlehead Bay Road, identified by Tax Map Parcel #: 120.3-1-1.23 (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 #SD2023-06, TWO DRIFTERS, LLC,**

Introduced by Bruce Goody who moved for its adoption, seconded by John Nick:

Duly adopted this 17<sup>th</sup> day of July, 2023 by the following vote:

AYES:                      Chairperson Paul Little

George Hilton  
John Nick  
Bruce Goody  
Kathy Bilfield  
NOES: None.  
RECUSED: Greg Taylor  
ABSENT: Patrick Powers

**Findings of Fact:**

1. #SD2023-06 is a Minor Subdivision;
2. A duly advertised public hearing was opened and closed on July 17, 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 J2023-0492 on June 09, 2023 stating that APA approval is not required for the proposed subdivision;
8. Lot 1 will consist of 5.45 +/- acres and is currently improved with a single-family dwelling & bed and breakfast and boathouse and Lot 2 will consist of 1.79 +/- acres currently improved with a detached barn with guest cottage above with on-site wastewater treatment system; and
9. Pursuant to Section 3.06 of the Town of Chester Subdivision Regulations, the Planning Board grants approval of #SD2023-06 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, except for the addition of the location of the reserve area for the existing on-site wastewater treatment system and potential location of a water supply well for Lot 2; approval has been given by the Planning Board;
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; and
3. The Applicant is to submit an Application for Zoning Permit to the Planning and Zoning Office for the change of use of the guest cottage to a single-family dwelling.

On a motion by Kathy Bilfield, seconded by John Nick, **Minor Subdivision #SD2023-06: Two Drifters, LLC** was approved with the above Findings of Fact and Conditions for Approval.

AYE 5 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.

Chairman Little **opened** the public hearing for **Minor Subdivision #SD2023-07: Christine P. Wells** at 7:20 pm.

Don Darrah was present representing the Applicant.

Chairman Little commented that they have an APA permit, septic replacement wells, test pits, and potential building site on the map. Don Darrah said correct.

Don Darrah said that on Lot 1 the existing house has already been demolished and an existing well and septic. Lot 2 currently has no building on it has had soil samples and sites for a potential well and septic placement.

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

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

Milt Wells spoke via Zoom, said that he owns a piece of property that is currently located in Lot 2 and does not believe that his property is in the correct location and the Lot totals do not equal the size of the property.

A lengthy discussion ensued about the property Milt Wells was speaking about.

George Hilton asked the Zoning Administration if there was an authorization form. The Zoning Administrator said yes there is. George Hilton asked if there has been any correspondence rescinding or changing that authorization. The Zoning Administrator said no.

On a motion by John Nick, seconded by Bruce Goody, the public hearing for **Minor Subdivision #SD2023-07: Christine P. Wells** was **closed** at 7:52 pm

AYE 6 NO 0

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 #SD2023-07, CHRISTINE P. WELLS**

**WHEREAS**, the Town of Chester Planning Board (“Planning Board”) has received an Application from Christine P. Wells (the “Applicant”) for a two-lot minor subdivision for

property located at 142 Lane Road, identified by Tax Map Parcel #: 33.-2-15 (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 #SD2023-07, CHRISTINE P. WELLS,**

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

Duly adopted this 17<sup>th</sup> day of July, 2023 by the following vote:

AYES:	Chairperson Paul Little George Hilton John Nick Greg Taylor Bruce Goody Kathy Bilfield
NOES:	None.
ABSTAINED:	None.
ABSENT:	Patrick Powers

**Findings of Fact:**

1. #SD2023-07 is a Minor Subdivision;
2. A duly advertised public hearing was opened and closed on July 17, 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 APA Permit No. 2021-0002 on May 18, 2023 authorizing a two-lot subdivision;
8. Lot 1 will consist of 24.69 +/- acres and is currently improved with a detached barn and Lot 2 will consist of 24.65 +/- acres and is currently undeveloped/vacant; and
9. Pursuant to Section 3.06 of the Town of Chester Subdivision Regulations, the Planning Board grants approval of #SD2023-07 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;
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 Greg Taylor, seconded by Bruce Goody, **Minor Subdivision #SD2023-07: Christine P. Wells** was approved with the above Findings of Fact and Conditions for Approval.

AYE 6 NO 0

**Minutes:**

On a motion by Bruce Goody, seconded by George Hilton, minutes from Regular Meeting on June 26, 2023 were accepted.

AYE 6 NO 0

**Correspondence:**

- Zoning Administrator’s Activity Report for June 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\*\***

**#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.

Chairman Little asked the Zoning Administrator if he had received the letter from the APA. The Zoning Administrator said that he received the APA Permit today.

On a motion by Greg Taylor, seconded by Kathy Bilfield, **Minor Subdivision Application #SD2023-08: Kathleen & Michael Swindell, Celine & George Olsen, and William & Ruth Aiken Irrev. Trust** was deemed complete and scheduled a public hearing for August 21, 2023 at 7 pm.

AYE 6 NO 0

**New Business:**

None.

**Public Privilege:**

None.

**Board Privilege:**

None.

**Adjournment:**

On a motion by John Nick, seconded by Bruce Goody, meeting adjourned at 8:01 pm.

AYE 6 NO 0

Respectfully submitted,

Mindy Conway  
Acting Secretary