

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, September 18, 2023, 7:00 P.M.

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

Join Zoom Meeting

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Meeting ID: 858 2617 6210

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PUBLIC HEARINGS AND OLD BUSINESS: None.

MINUTES: Amend or accept minutes from Regular Meeting on August 21, 2023.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for August 2023;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on September 07, 2023 for #SPR2023-16. Form received by the Zoning Office on September 07, 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****

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- **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****

- **#SPR2023-16:** Lewis W. Britton, IV and Russell E. Sheer, Jr. are seeking Site Plan Review approval to demolish an existing single-family dwelling and construct a new 34' x 20' Four-Bedroom Single-Family Dwelling with 16'-2" x 7'-9" Rear Porch and 16'-2" x 4' Deck with stairs and 5'-9" x 12' Mudroom/Entry and 4' x 12' Deck with stairs. Proposal also includes relocation of an existing 14' x 10' Storage Shed. 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 835 State Route 28N, identified by Tax Map Parcel #: 32.-1-16, in Zoning District Rural Use.

NEW BUSINESS:

- **Concept Plan Conference (Section 5.04 of the Town of Chester Zoning Local Law):**
 - Woodcliff Acres Property Owners Association, Inc., owner of property located at 48 Woodcliff Acres Road, identified by Tax Map Parcel #: 120.6-2-15, are seeking approval to expand the existing dock system so that each section can accommodate two (2) boats, each with an 8 ½ foot beam and expand the length of the existing dock system by 12 feet. The existing system is currently 153 feet in length and the expansion would result in a total length of 165 feet. The existing dock system has received approvals from the Town of Chester, Adirondack Park Agency and NYS Department of Environmental Conservation.

- **#SPR2023-17:** Camp SLNY LLC is seeking Site Plan Review approval to construct a 15' x 24' Deck and 6' x 20' Ramp to the Existing "Goodness" Structure and a 15' x 24' Deck and 6' x 29' Ramp to the Existing "Kindness" Structure. Property is located at 8260 State Route 9, identified by Tax Map Parcel #: 36.-1-5.4, in Zoning District Moderate Intensity.

- **#SPR2023-18:** Word of Life Fellowship is seeking Site Plan Review approval to change the use of the existing previously approved accessory use structure (Garage) to a Two-Bedroom Single-Family Dwelling. Site Plan Review approval is required for an additional principal building on the same lot. Property is located at 8192 State Route 9, identified by Tax Map Parcel #: 36.-1-19.1, in Zoning District Moderate Intensity.

- **#SPR2023-19:** Mary Joan Rohde is seeking Site Plan Review approval for the construction of a 3' x 8' extension to an existing 3' x 32' dock on a contractual access lot. Property is located at 136 Jones Road, identified by Tax Map Parcel #: 86.10-1-49.2, in Zoning District Moderate Intensity.

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- **Request to amend the following Site Plan Review Application #SPR2022-17 approved by the Planning Board on December 19, 2022:**
 - Renovate the existing two-bedroom single-family dwelling and construct a new addition to the existing single-family dwelling. The 4,287 square ft. addition will consist of an expanded kitchen and living room area, four bedrooms including second floor master suite, covered porch, three-car garage and covered deck above an indoor pool. Property is located at 76-70 Clarkson Road, identified by Tax Map Parcel #: 86.19-1-2, in Zoning District Moderate Intensity.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: