

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, August 15, 2022, 7:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/85455397884>

Meeting ID: 854 5539 7884

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PUBLIC HEARINGS AND OLD BUSINESS:

MINUTES: Amend or accept minutes from Regular Meeting on July 18, 2022.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for July 2022;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on July 22, 2022 for #SPR2022-10 and #SPR2022-11. Forms received by the Zoning Office on July 28, 2022.

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****
- **#SPR2022-10:** Randal A. and Mary Miller are seeking Site Plan Review approval for the installation and placement of a 48" x 74" free-standing off-premise business sign for "Miller's Masonry & Property Management". Site Plan Review approval is required for installation of an off-premise sign, per Section 7.04(F)(11) of the Town of Chester Zoning Local Law. Property is located at 7860 State Route 9, identified by Tax Map Parcel #: 52.8-1-22, in Zoning District Hamlet.
- **#SPR2022-11:** Christopher and Christin Mason are seeking Site Plan Review approval for the renovation of an existing 33' x 36' barn to a one-bedroom single-family dwelling with sleeping loft and construction of an 8' x 36' front porch addition. The proposed single-family dwelling will have an on-site septic wastewater

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treatment system and will be on the same lot as the existing single-family dwelling. Site Plan Review approval is required for an additional principal building on the same lot where one exists, according to Section 7.15 of the Town of Chester Zoning Local Law. Property is located at 102 State Route 28N, identified by Tax Map Parcel #: 66.10-3-5, in Zoning District Hamlet.

- **#BLA2022-04:** Riverside Epworth League Institute is seeking approval for a boundary line adjustment for properties located at Lot 49-50 T&C 24th TWP and 72-78 East Hudson River Drive. The lot identified by Tax Map Parcel #: 102.-1-1 will decrease from 297.15 ± acres to 296.46 ± acres and the lot identified by Tax Map Parcel #: 102.40-1-12 will increase from 8.93 acres to 9.62 acres. The proposed conveyance is .69 acres.

NEW BUSINESS:

- **#BLA2022-05:** Ann Hanaburgh is seeking approval for a boundary line adjustment for properties located at 175 Dell Culver Road and 151 Dell Culver Road. The lot identified by Tax Map Parcel #: 32.-2-4 will decrease from 10.58 acres to 10.13 acres and the lot identified by Tax Map Parcel #: 32.-2-7 will increase from .17 acres to .62 Acres. The proposed conveyance is .45 acres.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: