

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, April 19, 2021 7:00 P.M.

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

DUE TO COVID-19 PANDEMIC AND NY ON PAUSE RESTRICTIONS, THE PLANNING BOARD MEETING WILL BE AVAILABLE TO THE PUBLIC ON ZOOM USING THE ACCESS LINKS BELOW. PUBLIC ACCESS WILL BE LIMITED IN THE MEETING ROOM AT THE TOWN MUNICIPAL CENTER DUE TO SOCIAL DISTANCING REQUIREMENTS.

Join Zoom Meeting

<https://us02web.zoom.us/j/87393207162>

Meeting ID: 873 9320 7162

One tap mobile

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PUBLIC HEARINGS AND OLD BUSINESS:

- **#SPR2019-06:** John and Cynthia Behan are seeking Site Plan Review approval for the construction of a 10,000 sq. ft. two-story mixed use commercial building. Property is located at 6 Skeet Dr., identified by Tax Map Parcel #: 87.20-1-5, in Zoning District Hamlet. ****PUBLIC HEARING remained open from 06/17/2019 Meeting.****

MINUTES: Amend or accept minutes from Regular Meeting on March 15, 2021.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for March 2021;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on March 22, 2021 for #SPR2021-06 with attached map. Form received by the Zoning Office on March 23, 2021;
- Adirondack Park Agency Request for Consultation dated March 18, 2021 and received by the Zoning Office on March 18, 2021 RE: APA Project No. 2021-0002 (Wells);
- Adirondack Park Agency Request for Consultation dated March 23, 2021 and received by the Zoning Office on March 23, 2021 RE: APA Project No. 2020-0213 (Loonie);
- Adirondack Park Agency Notice of Incomplete Permit Application dated October 08, 2020 and received by the Zoning Office on March 23, 2021 RE: APA Project No. 2020-0213;
- Adirondack Park Agency Minor Project Public Notice (Application Determined) dated March 29, 2021 and received by the Zoning Office on March 30, 2021 RE: APA Project No. 2020-0272 (McPhillips Properties LLC).

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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****
- **#SPR2020-16:** John and Laura Dygert are seeking Site Plan Review approval for the construction of a 30' x 30' Addition to an existing 56'-8" x 24'-8" Two-Bedroom Single Family Dwelling which will increase the square footage of the existing single family dwelling by more than 50%. The addition will consist of a full basement, two bedrooms and living area with access to basement. Property is located at 122 Stone Bridge Road, identified by Tax Map Parcel #: 35.2-1-6, in Zoning District Moderate Intensity.
- **#SPR2021-06:** Missting Enterprises, LLC is seeking Site Plan Review approval for the installation of a 16' x 36' commercial swimming pool with a concrete patio and a mechanical room structure on the existing "Ideal Campground" property. Property is located at 115 Valley Farm Road, identified by Tax Map Parcel #: 53.-1-2, in Zoning District Rural Use.
- **#SPR2021-07:** Ash Real Estate Holdings LLC is seeking Site Plan Review approval for the use of a portion of the existing building (NAPA Auto Parts) as an Auto Repair Shop. Property is located at 6058 State Route 9, identified by Tax Map Parcel #: 121.-1-13, in Zoning District Moderate Intensity.

NEW BUSINESS:

- **#SPR2021-08:** Harold Townley is seeking Site Plan Review approval for the construction of a new two-car two-story detached garage (27' x 27' including overhangs). Proposed land use and development will occur on slopes in excess of 15% and grading per engineered drawing will be completed. Property is located at 89 Marina Road, identified by Tax Map Parcel #: 86.9-1-6, in Zoning District Moderate Intensity.
- **#SPR2021-09:** F&W Forestry Services, Inc. are seeking Site Plan Review approval for a log concentration yard, removal of an existing 12' x 16' building and installation of a 14' x 28' x 18' building to be used as an office, and construction of a 12' x 16' x 10' lean-to structure to an existing 12' x 18' x 14' storage shed. Property is located at 16 Ron Gill Lane, identified by Tax Map Parcel #: 87.20-1-1, in Zoning District Hamlet and Moderate Intensity.
- **#SPR2021-10:** Crik Capital Partners, LLC (David C. Crikelair, Manager) is seeking Site Plan Review approval for the conversion of an existing bedroom to laundry and addition of a new family room and master bedroom with an office to an existing single family dwelling. The proposed addition will increase the square footage of the existing single family dwelling by more than 50%. Property is located at 587 Atateka Drive, identified by Tax Map Parcel #: 120.19-1-11, in Zoning District Moderate Intensity.
- **#SPR2021-11:** Word of Life Fellowship is seeking Site Plan Review approval for (1) Renovation of the existing "Lake House" dwelling, including construction of a 416 square ft. addition, demolition of existing 1-story entry vestibule and replacement of existing deck with new deck; (2) Demolition of existing one-story garage; (3) Renovation of the existing one-story detached structure and construction of a two-story garage addition (Garage 900 sq. ft. and Office 540 sq. ft.) to the existing one-story detached structure. Property is located at 8192 State Route 9, identified by Tax Map Parcel #: 36.-1-19.1, in Zoning District Moderate Intensity.

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- **#SPR2021-12:** Mary Rohde is seeking Site Plan review for the installation of a 3' x 8' extension to an existing 3' x 32' dock and construction of a new 3' x 40' 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.
- Amendment request to the following Site Plan Review #SPR2020-19 proposal (approved on 12/21/2020) to revise the approved size of the Pavilion from 24' x 48' to 24' x 40' and revise the previously approved locations of the Pavilion and Pool:
 - **#SPR2020-19:** Beadland Park LLC (Andy Beadnell) is seeking Site Plan Review approval for construction of a 24' x 48' Open-Sided Pavilion and a 50' x 60' pool area on the existing campground. Property is located at 8021-8035 State Route 9, identified by Tax Map Parcel #: 36.3-1-12, in Zoning District Hamlet.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: