

# TOWN OF CHESTER PLANNING BOARD AGENDA

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

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

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Join Zoom Meeting

<https://us02web.zoom.us/j/85972861558>

Meeting ID: 859 7286 1558

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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.\*\***
- **#SD2021-01:** Donald J. Stadler is seeking approval for a two-lot minor subdivision on property located at 241 Perry Road, identified by Tax Map Parcel #: 51.-1-12.1, in Zoning District Rural Use.

**MINUTES:** Amend or accept minutes from Regular Meeting on June 21, 2021.

## CORRESPONDENCE:

- Zoning Administrator's Activity Report for June 2021.

## 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.

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- **#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. **\*TABLED at 03/15/2021 Planning Board Meeting.\***
- **#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.

## NEW BUSINESS:

- **#SPR2021-15:** Loon Lake Heights Homeowner’s Association, Inc. is seeking Site Plan Review approval for the construction of a new 4’ x 40’ dock on an existing contractual access lot where there are currently four (4) existing 4’ x 53’ docks. Property is located at 59 Kingsley Lane Extension, identified by Tax Map Parcel #: 86.14-1-1, in Zoning District Moderate Intensity.
- **#SD2021-02:** Thomas Richardson is seeking approval for a three-lot minor subdivision on property located at 20 Alder Brook Road, identified by Tax Map Parcel #: 17.-1-27, in Zoning District Low Intensity.
- **#SD2021-03:** Varick W. Stringham, Jr. is seeking approval for a two-lot minor subdivision on property located at 222 Indian Springs Road, identified by Tax Map Parcel #: 120.10-1-50, in Zoning District Moderate Intensity.
- Amendment request to the following Site Plan Review #SPR2019-02 proposal to revise the building layout and design approved by the Planning Board on May 20, 2019:
  - **#SPR2019-02:** KDBF Ventures, LLC is seeking Site Plan Review approval for expansion of a previously approved addition (#SPR2018-07 on 12/17/18) to the existing cultivation and warehouse processing/manufacturing facility from 50,000 square ft. to 62,000 square ft. Property is located at 6030 State Route 9, identified by Tax Map Parcel #: 121.-1-61, in Zoning District Industrial Use.
    - **Requested amendment:** The revised building includes a combination of multiple greenhouse (202’-6” x 200’) and a connected steel building (86’-6” x 200’), and a steel connector building (41’-6” x 60’). The steeling building and connector building will contain all of the proposed production and processing (plus connector building). The adjustments to the building will result in a 1,600 ± square foot reduction in the previously approved building footprint.

**PUBLIC PRIVILEGE:**

**BOARD PRIVILEGE:**

**ADJOURNMENT:**