

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, June 15, 2020 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 COURT ROOM (CURRENTLY BEING USED AS THE MEETING ROOM) AT THE TOWN MUNICIPAL CENTER DUE TO SOCIAL DISTANCING REQUIREMENTS.

Join Zoom Meeting

<https://us02web.zoom.us/j/81607527600>

Meeting ID: 816 0752 7600

One tap mobile

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Dial by your location

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Meeting ID: 816 0752 7600

Find your local number: <https://us02web.zoom.us/u/keDAun6zSk>

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.****
- **#SPR2020-06:** Darren Alvaro is seeking Site Plan Review approval for the construction of an 800 square ft. stamped concrete patio with surrounding vinyl fence behind the rear of the existing commercial building (The Panther Mountain Inn/Tavern). Property is owned by ChefProf Real Estate, LLC, located at 6359 State Route 9, identified by Tax Map Parcel #: 104.10-7-6, in Zoning District Hamlet.

MINUTES: Amend or accept minutes from Regular Meeting on March 16, 2020.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for March, April and May 2020;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on March 19, 2020 for #SPR2020-06. Form received by the Zoning Office on March 19, 2020.
- Letter of Withdrawal for Application #SPR2020-04 from Chris Campbell dated and received June 09, 2020.

OLD BUSINESS:

- **#SPR2020-04:** Cody Heckman is seeking Site Plan Review approval for the use of a portion of the existing building as a small engine repair business. Property is owned by Chris Campbell, located at 54 Riverside Dr., identified by Tax Map Parcel #: 104.10-6-8, in Zoning District Hamlet.
 - ****PUBLIC HEARING closed 03/16/2020, Application tabled until Applicant submits Site Plan with new on-site septic.** APPLICATION #SPR2020-04 WITHDRAWN JUNE 09, 2020.**

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NEW BUSINESS:

- **#SPR2020-07:** Lindsay and Michael Cooper are seeking Site Plan Review approval for the construction of a three-bedroom single family dwelling, driveway, on-site septic wastewater treatment system, and well. The proposed land use and development will occur on the property where the slopes are in excess of 15%. Property is located at 22 Autumn Moon Lane, identified by Tax Map Parcel #: 19.-1-13.2, in Zoning District Low Intensity.
- **#SPR2020-08:** Maureen Parker is seeking Site Plan Review approval for the construction of a three-bedroom single family dwelling, driveway, attached one-car garage, deck, covered front entry, on-site septic wastewater treatment system, and well. The proposed land use and development will occur on the property where the slopes are in excess of 15%. Property is located at Chester Shores View, identified by Tax Map Parcel #: 86.18-1-6, in Zoning District Moderate Intensity.
- **#SPR2020-09:** Krystal Koopmann is seeking Site Plan Review approval for the construction of a 10' x 14' storage shed on the existing "Guiding Steps North" Dance Studio commercial property. Property is located at 5797 State Route 8, identified by Tax Map Parcel #: 87.-1-26, in Zoning District Hamlet.
- **#SPR2020-10:** Word of Life Fellowship is seeking Site Plan Review approval for the construction of a 6' x 8' addition to an existing 8' x 8' accessory structure. Property is located at 8072 State Route 9 (4200 Glendale Rd.), identified by Tax Map Parcel #: 36.-1-20, in Zoning District Moderate Intensity.
- Amendment request to the following Site Plan Review #SPR2016-03 proposal to revise Condition #1 of the approval (see below) on August 15, 2016 to allow for Zoning Certificates (Permits) to be issued with partial landscaping completed.
 - **#SPR2016-03:** Andy Beadnell is seeking Site Plan Review approval for a 49-lot travel trailer campground, located at 8021-8035 State Route 9, identified by Tax Map Parcel #: 36.3-1-12, in Zone Classification Hamlet.
 - **Condition #1 of #SPR2016-03 Approval:** No Zoning Certificate may be issued until all landscaping shown on the approved plan has been installed.
- Amendment request to the following Site Plan Review #SPR2019-18 proposal to allow for the construction of a 16' x 20' deck instead of the approved 8' x 12' deck attached to the Campground Office and to relocate the approved business sign location, as shown on the revised site plan.
 - **#SPR2019-18:** Beadland Park, LLC (Andy Beadnell) is seeking Site Plan Review approval for the adjustment to the approved travel trailer lot locations in connection with #SPR2016-03 (approved on 08/15/16) and for use of the existing building on TM#: 36.3-1-13 as a campground office and bathrooms. Properties are located at 8021-8035 State Route 9, identified by Tax Map Parcel #s: 36.3-1-12, 13, and 16, in Zoning District Hamlet.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: