

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, March 15, 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/81039531640>

Meeting ID: 810 3953 1640

One tap mobile

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Meeting ID: 810 3953 1640

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

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 February 22, 2021.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for February 2021;
- Adirondack Park Agency Minor Project Public Notice (Application Completed) dated March 03, 2021 and received by the Zoning Office on March 03, 2021 RE: APA Project No. 2020-0272 Two Lot Subdivision of 909± acres to create a 183.50± acre lot (Lot 1) with existing development and a vacant 725.54 ± acre lot (Lot 2).
- Adirondack Park Agency Request for Consultation dated March 03, 2021 and received by the Zoning Office on March 03, 2021 RE: APA Project No. 2020-0272 (McPhillips Properties LLC);
- Revised Plan for #SPR2021-04 received by the Zoning Office on March 05, 2021 via e-mail from Heather Rio;
- Adirondack Park Agency Minor Public Notice (Application Received) dated February 24, 2021 and received by the Zoning Office on March 05, 2021 RE: APA Project No. 2021-0043 Proposed construction of a single family dwelling within a Recreational Rivers Area.

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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- **#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.
- **#SPR2021-02:** Word of Life Fellowship is seeking Site Plan Review approval for interior and exterior renovations to the existing 6,825 square ft. "Council Hall" Building. Proposal also includes demolition of two (2) existing covered entries (one (1) 97 ± sq. ft. and one (1) 105 ± sf.), construction of: (1) new 215 ± sq. ft. vestibule and covered entry, (1) new vestibule and covered entry addition (215 sq. ft. + 310 sq. ft. roof coverage = 525 ± sq. ft.), new 960 ± sf. addition, and new concrete stairs and railings to lower walkway. Property is located at 8072 State Route 9, identified by Tax Map Parcel #: 36.-1-20, in Zoning District Moderate Intensity.
- **#SPR2021-03:** Word of Life Fellowship is seeking Site Plan Review approval for the installation of a new timber frame covered walkway at the current Word of Life Center campus walkway. Property is located at 8072 State Route 9, identified by Tax Map Parcel #: 36.-1-20, in Zoning District Moderate Intensity.
- **#SPR2021-04:** Heather Rio is seeking Site Plan Review approval for the keeping of one (1) horse, construction of a 24' x 30' Horse Barn, and approximately 10,000 sq. ft. paddock with a 5 ft. high fence. Property is located at 1439-1443 Friends Lake Road, identified by Tax Map Parcel #: 103.-1-23, in Zoning District Moderate Intensity.

NEW BUSINESS:

- **#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.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: