

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, May 17, 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/82502760970>

Meeting ID: 825 0276 0970

One tap mobile

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Meeting ID: 825 0276 0970

Find your local number: <https://us02web.zoom.us/u/kexdaszJ00>

## 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 April 19, 2021.

## CORRESPONDENCE:

- Zoning Administrator's Activity Report for April 2021;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on April 22, 2021 for #SPR2021-09 and #SPR2021-10. Forms received by the Zoning Office on May 03, 2021;
- Adirondack Park Agency Minor Public Notice (Application Received) dated May 10, 2021 and received by the Zoning Office on May 11, 2021 RE: APA Project No. 2021-0096 (Matthew Kasson);
- Adirondack Park Agency Minor Project Public Notice (Application Completed) dated May 10, 2021 and received by the Zoning Office on May 11, 2021 RE: APA Project No. 2020-0237 (Chris Coyne);

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- Adirondack Park Agency Request for Consultation dated May 11, 2021 and received by the Zoning Office on May 11, 2021 RE: APA Project No. 2020-0237 (Chris Coyne).

## 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.
- **#SPR2021-07:** 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.\***
- **#SPR2021-09:** 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 approval 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.
  - **Requested variance for the installation of the additional dock pending review/decision by Zoning Board of Appeals at May 25, 2021 ZBA Meeting (Variance #500-V).**

## **NEW BUSINESS:**

- **#SPR2021-13:** Sarah Phillips is seeking Site Plan Review approval for the construction of a 26' x 26' Single Family Dwelling with second story loft, 12' x 26' front porch, on-site septic wastewater treatment system, water supply well, and driveway with parking. The proposed land use and development will occur on the property where the slopes are in excess of 15%. Property is located at White Schoolhouse Road, identified by Tax Map Parcel #: 69.-1-22, in Zoning District Low Intensity.
- **Subdivision Sketch Plan Conference:**
  - Proposed two-lot subdivision for property currently owned by Varick W. Stringham Jr., located at 222 Indian Springs Road, identified by Tax Map Parcel #: 120.10-1-50, in Zoning District Moderate Intensity. Proposed Lot 1 consisting of 21.93 acres and Lot 2 consisting of 2.48 acres.

## **PUBLIC PRIVILEGE:**

## **BOARD PRIVILEGE:**

## **ADJOURNMENT:**