

MASTER PLAN OF THE TOWN OF CHESTER GOALS & OBJECTIVES (Adopted by Resolution #64 on March 3, 2002)

The Zoning Commission has studied the land use regulations for the Town of Chester as well as the Comprehensive Plan of 1971, the Background Study of 1974, the Proposed Plan of 1976, the 1989 Taxpayer Questionnaire, and the plans and proposals of other towns. We have spoken with individuals, interest groups, and organizations that affect the Town and have summarized their wishes into a Master Plan for the Town of Chester. It is our intention that as a base for Town policy, this Plan will improve and strengthen the Town and the desires and values of our citizens can be better served.

It is likely ,that the Town will be subjected to increasingly intense development pressure. Our aim, simply put, is to foster growth that will not jeopardize our rich and vital natural endowment, our rural character, or our rights.

THE HAMLETS of our Town are encouraged to improve in appearance to reflect the positive qualities of small town life. To best accommodate the needs of our residents and visitors, the commercial areas should be kept centralized and accessible. The commercial corridors, the hamlet entrance, and the residential areas should given special attention to counter the affect of age, neglect, and economic erosion. Associations, societies, and organizations should be encouraged to take an active role in the Town's programs both in planning and implementation. The boundaries of the hamlets could be expanded to allow for the physical growth. Low income housing should be made integral to any plan for hamlet improvement.

THE WATER-RELATED PROPERTIES are regarded as a distinct concern of the entire town. Careful consideration should be given to maintain water quality, recreational opportunities, public safety, and to continue to preserve the unique aesthetic character surrounding this resource. Efforts should include all waters of the Town.

THE RURAL AREAS should be preserved. The Town should strive to maintain the extent of our open space (forest, fields, and mountains) which is a resource in its own right. This should be accomplished through compatible land uses that support this resource.

ONE OR MORE INDUSTRIAL AREAS should be set aside to allow for light, clean industry, which can be promoted cooperatively with assistance from professional services, land use agencies, and a Town appointed authority.

BOARD DECISIONS should consider ALL of these points:

- Health, safety, and welfare of residents and visitors
- Open communication and information exchange
- Economic impact: to businesses, taxpayers, and the Town
- Environmental quality
- Cultural factors: aesthetics and historical preservation
- Quality of services: public and private

Recommendations to Achieve the Goals & Objectives of the Master Plan

General Recommendations

The Town should:

- establish an Implementation Committee made up of people with a variety of interests in the Town responsible for the exploration, development, and execution of the programs and projects which would expedite the goals of the Master Plan
- appoint a member of the Town Board to act as a communications liaison between the Town Board and the Planning Board
- improve communications to its residents concerning meetings, plans and laws
- amend zoning ordinances
- expand the Zoning Administrator's job full-time to permit rigorous and uniform ordinance enforcement, to provide staff support for all boards; attendance and participation is recommended at boards meetings
- legislate to have all legally subdivided lots stand as separate taxable parcels
- promote a low cost housing program in the Town as an alternative to the proliferation of mobile homes
- review mobile home codes to address matters of age, appearance, health and safety, and distribution within the Town
- establish programs to preserve and protect all water quality throughout the Town
- increase the length of shorefront to at minimum of 25 feet for each back lot sharing a common beach
- strive to exclude harmful flora and fauna from our waters and other natural environments
- rigorously enforce septic and shoreline ordinances
- return lots of discontinued nonconforming use to one of conformance with the zoning of its surroundings
- act to minimize the negative effects of road salt
- act to curb the use of herbicides
- create an understandable table or schedule for allowable uses for lots within each zone in the Town rename the zones of the Town to reflect lot size requirements such as:

Use Requirements		Minimum Lot Size
Hamlet Residential	HR	-
Hamlet Commercial	HC	-
Moderate Intensity Residential	R	1.3 acres
Moderate Intensity Commercial	RC	1.3 acres
Low Intensity Residential	R	3.2 acres
Rural Use Residential	R	8.5 acres
Resource Management Residential	R	42.7 acres
Industrial (use determined)	I	.5 acres

Hamlet Residential & Commercial Recommendations (HR & HC)

The Town should:

- expand the boundaries of the hamlets to accommodate and encourage physical growth where services are currently available. This expansion should preserve the existing character of the area thus minimizing the cost of providing services. Municipal assistance should be explored for low-cost housing as identified and needed.

- the Historical Society and the Beautification Committee should work as a team for:

- identification and preservation of historical buildings and locations

- development and formation of architectural guidelines to be used for all hamlet construction and improvements

- development of projects and programs to beautify the Town, its entrances and its corridors

- investigation of the possibility of burying utilities

- designing or purchasing signs such as "Welcome to ..."

- establish a library, a Town meetings place, additional space for the Historical Society and a Senior citizens center, perhaps all found in a community center

- address the parking needs and traffic congestion in the hamlets

- encourage retail and commercial operations to establish themselves inside rather than outside the hamlet boundaries

encourage businesses consistent with a quiet, small town atmosphere

Rural Residential Recommendations (® & RC)

The Town should:

- encourage existing land uses (forestry and farming) and offer incentives to new agricultural land uses that will promote our traditional rural character
- identify historic farmsites, encourage preservation of site and structure
- encourage open spaces and large parcels
- encourage the holding of large lots or clustering
- encourage cottage (home based) industry
- promote planting of roadside shade trees
- adopt aesthetic guidelines for the Highway Department which spares the removal of landmarks

Industrial Recommendations (I)

The Town should:

- form an authority to locate industrial zones in appropriate areas of the Town
- create guidelines for the type of industry desired, actively pursue these businesses, seek aid and advice from the Regional Chamber of Commerce, Warren-Washington Industrial Development, Niagara Mohawk, etc.
- Use professional consultants as needed and work with state and county agencies to minimize the impact on the community
- create zoning ordinances for industry that include but are not limited to buffer zones, set backs, etc.

ADDENDUM TO TOWN OF CHESTER MASTER PLAN

2/27/03

In an effort to better understand the existing conditions of the Town of Chester, address current land use issues and prepare the Town for the future, the Town of Chester Town Board has recently completed the task of updating its 27 year old comprehensive Master Plan.

Drafted in late 1976 but never formally adopted, the Town of Chester's existing Master Plan document represented a formal town-wide master plan that was based upon the Town's old 1971 Comprehensive Plan. The 1976 draft plan provided a comprehensive inventory and analysis of the Town's existing natural resource, demographic, land use and economic conditions. It also contained extensive mapping resources to illustrate these existing conditions. In addition to the inventory and analysis, the 1976 Plan contained numerous goals, recommendations and strategies to help guide the Town's current and future decision-making processes.

Other past planning initiatives that have helped shape the Town of Chester's current land use policies and augment the 1976 draft plan include the 1974 Master Plan Background Study; the 1989 Town-wide, Taxpayer Questionnaire; an on-going review of planning research and documents from other local Adirondack communities by the Town Board; and the most recently revised Master Plan Goals and Objectives narrative developed in 2001-2002.

Further supporting these existing comprehensive planning tools for the Town of Chester was the recent development of a town-wide, Boundary Line Map Amendment Application to the Adirondack Park Agency (APA). The goal of this project was to conduct a comprehensive study of the Town of Chester in terms of its existing land use classifications. This task was then followed by a through analysis of the Town's existing natural resources and environmental constraints, the purpose of which was to identify areas of the Town that could/should be reclassified in terms of their allowable APA land uses. As a result of this inventory and analysis process, a total of fifteen study areas were identified across the Town of Chester as being suitable for land class re-designation.

To further augment this application process, a series of Geographic Information Systems (GIS)-based maps (based upon the most current data available) were produced to illustrate the following resource information for each individual study area:

- Slope
- Topography
- Current APA Land Use Classifications
- Tax Map Parcels
- Great Lot Lines

- Roads
- Rivers/Streams/ Lakes/Ponds
- Wetlands
- Flood Plains
- Soils
- NYS DOT Quadrangle Raster Mapping

As a result, a series of new, comprehensive, town-wide natural resource and land use maps were produced for the Town of Chester.

This new information, along with the existing inventory and analysis found in the 1976 draft Master Plan document, and the 2001-2002 updated Master Plan Goals and Objectives Narrative effectively combine to form a very responsive, accurate and complete "Master Plan" for the Town of Chester.

RESOLUTION #64: RESOLUTION ADOPTING COMPREHENSIVE MASTER PLAN.
Introduced by Mrs. Wells, 2nd by Mrs. Repp:

WHEREAS, the Town Board is responsible for preparation and adoption of a Town comprehensive plan, pursuant to Town Law Section 272-a; and

WHEREAS, since approximately 1970 the Town has been developing and updating its comprehensive master plan and supporting documentation (the "Master Plan"), including the 1971 Comprehensive Plan, the 1974 Background Study, the 1976 Proposed Plan, the 1989 Taxpayer Questionnaire, the 1980s Master Plan and the 1991 Master Plan; and

WHEREAS, the Town Board obtained public input through various outreach efforts, and consulted with local officials, departments and committees, the Town Planning Board, and other municipal representatives, businesses, property owners, environmental organizations and civic groups; and

WHEREAS, in 2002 the Town engaged The LA Group to update certain data included in the Master Plan; and

WHEREAS, based on the existing resource inventory and mapping including the Crandell Associates maps of 1976 and the updated data and mapping prepared by the LA Group, the Town Board has revised the Master Plan to reflect the Town's current natural, open space, public and economic resources and other land use factors affecting land use and development as well as the goals, objectives and values of the residents of the Town; and

WHEREAS, a public hearing on the proposed updated Master Plan was duly noticed and held; and

WHEREAS, the proposed updated Master Plan was duly referred to the Warren County Planning Board pursuant to General Municipal Law Section 239-m; and

WHEREAS, the potential environmental impacts of the proposed updated Master Plan are subject to review under the New York State Environmental Quality Act (SEQRA); and

WHEREAS, the Town Board hereby classifies the proposed action of adopting the updated Master Plan as a Type I action pursuant to the State Environmental Quality Act (SEQRA); and

WHEREAS, there are no other Involved Agencies as defined by SEQRA; and

WHEREAS, a Full Environmental Assessment Form has been prepared for the proposed action and reviewed by the Town Board;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board is the Lead Agency for SEQRA review of the proposed action; and be it FURTHER RESOLVED, that the Town Board hereby determines that adoption of the updated Master Plan will not result in any significant adverse environmental impacts and therefore authorizes issuance of a SEQRA Negative Declaration; and be it

FURTHER RESOLVED, that the Town Board hereby adopts the updated Master Plan as presented to this meeting pursuant to Town Law Section 272-a; and be it

FURTHER RESOLVED, that the Town Clerk is hereby authorized and directed to file and/or publish the SEQRA Negative Declaration and the Comprehensive Master Plan as required by law.

State of New York
County of Warren
AYE 4 NO 0

I, Bernice Roberts, Town Clerk of the Town Board of the Town of Chester, Warren County, New York, do hereby certify that the foregoing is a true and correct copy and the whole thereof of a Resolution duly adopted by the Town Board on the 3rd day of March 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Town of Chester this 3rd day of April, 2007.