



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
April 18, 2022**

Chairman Paul Little called the meeting to order at 7:00 p.m.

ATTENDANCE:

Chairman Paul Little, Vice-Chairman George Hilton (Via Zoom), John Nick, Bruce Goody, Greg Taylor (Via Zoom), Patrick Powers, Jack D. Bartlett (Secretary), and Jeremy J. Little (Zoning Administrator) (Via Zoom). Absent was Kathy Bilfield.

MINUTES: A motion was made by Bruce Goody, Seconded by John Nick to approve the March 21, 2022 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

AYES- Hilton, Nick, Goody, Taylor

NAYS- None

Abstain- Little, Powers

Absent- Bilfield

Motion Carried 4-0.

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****

By the request of the applicant this Site Plan Review was tabled until further notice.

#SPR2022-04: Mary Bergquist is seeking Site Plan Review approval for the construction of a 22' x 42' Two-Bedroom Single-Family Dwelling with a porch, screened porch, and basement level garage, on-site septic wastewater treatment system, water supply well, and driveway. The proposed land use and development will occur on the property where the slopes are in excess of fifteen-percent (15%). Property is located at 20 Marina Road, identified by Tax Map Parcel #: 86.13-1-27, in Zoning District Moderate Intensity.

No Applicant was not present at the meeting. The Board determined that they would move forward with their discussion.

Findings of Fact-

1. There will be little or no negligible impact on Public Health, safety, and general welfare, and the project satisfies all concerns stated in Section 5.06(E) of the Town of Chester Zoning Regulations;
2. The project agrees with the Town of Chester Master Plan;
3. The proposed action will have negligible impacts on the environment;
4. The on-site wastewater treatment system and water supply well must meet the Town of Chester and NYSDOH standards;
5. The project Review and Referral Form has been received from the Warren County Planning Department with the response that there will be no County Impact;

A motion was made by John Nick, Seconded by Patrick Powers to approve #SPR2022-04. A Roll Call Vote was called by Secretary Bartlett-

AYES- Hilton, Nick, Goody, Taylor, Little, Powers

NAYS- None

Abstain- None

Absent- Bilfield

Motion Carried 6-0.

NEW BUSINESS:

#BLA2022-02: Leslie Ann Clement Revocable Trust is seeking approval for a boundary line adjustment for properties located at 82 Old River Road and 90 Old River Road. The lot identified by Tax Map Parcel #: 66.-5-7 will decrease from 10.4 acres to 10.298 acres and the lot identified by Tax Map Parcel #: 66.5-2-6.1 will increase from 3.7 acres to 3.901 acres. The proposed conveyance is 4,421 square feet.

Leslie Clement was present at the meeting and explained her request.

Findings of Fact-

1. Pursuant to Section 7.22 of the Town of Chester Zoning Local Law, the Planning Board finds that:
 - a. The request is a boundary line adjustment;
 - b. Grantor parcel will remain a conforming lot;
 - c. This boundary line adjustment is subject to conditions stated in Section 7.22 (A) & (B); and,
 - d. The approved map will be signed by the Planning Board Chairman as a non jurisdictional project.

A motion to approve #BLA2022-02 by John Nick, Seconded by Bruce Goody. A Roll Call Vote was called by Secretary Bartlett-

AYES- Hilton, Nick, Goody, Taylor, Little, Powers

NAYS- None

Abstain- None

Absent- Bilfield

Motion Carried 6-0.

#BLA2022-03: Leslie Ann Clement Revocable Trust is seeking approval for a boundary line adjustment for properties located at 90 Old River Road and 82 Old River Road. The lot identified by Tax Map Parcel #: 66.-5-2-6.1 will decrease from 3.8 acre to 3.3 acres and the lot identified by Tax Map Parcel #: 66.5-2-7 will increase from 10.4 acres to 10.9 ± acres. The proposed conveyance is 21,475 square feet.

Leslie Clement was present at the meeting and explained her request to the Board.

Findings of Facts-

1. Pursuant to Section 7.22 of the Town of Chester Zoning Local Law, the Planning Board finds that:
 - a. The request is a boundary line adjustment;
 - b. Grantor parcel will remain a conforming lot;
 - c. This boundary line adjustment is subject to conditions stated in Section 7.22 (A) & (B); and,
 - d. The approved map will be signed by the Planning Board Chairman as a non jurisdictional project.

A motion was made by Bruce Goody, Seconded by Patrick Powers to approve #BLA2022-03. A Roll Call Vote was called by Secretary Bartlett-

AYES- Hilton, Nick, Goody, Taylor, Little, Powers

NAYS- None

Abstain- None

Absent- Bilfield

Motion Carried 6-0.

#SPR2022-05: Word of Life Fellowship are seeking Site Plan Review approval for the installation and placement of five (5) pre-fabricated 8' x 8' sheds to receive trash and recyclables from campers and guests during their stay on the existing "Word of Life Pines" campground. Property is located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26, in Zoning District Moderate Intensity.

Douglas Benson for Word of Life was present at the meeting and explained their request and plans for their project.

A motion was made by John Nick, Seconded by Patrick Powers to deem #SPR2022-05 as complete and waive the Public Hearing. A Roll Call Vote was called by Secretary Bartlett-

AYES- Hilton, Nick, Goody, Taylor, Little, Powers

NAYS- None

Abstain- None

Absent- Bilfield

Motion Carried 6-0.

OLD BUSINESS & PUBLIC HEARINGS:

#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 02/28/2022 Meeting.**

John Behan was present at the meeting.

Chairman Little stated that he does not see the need for a forestry study, and believes that the turning radius is sufficient. Property is full of litter at the present time. He feels that there is a slim chance of contamination to Chester Creek in case a major flood was to occur. He does not believe that noise would reach Stage Coach Acres.

A discussion took place on Findings of Fact, and SEQRA Coordinated vs. Uncoordinated Review and proposed conditions.

Chairman Little continued the currently open Public Hearing-

Mr. Behan made a PowerPoint Presentation to the Board regarding plans in full sheet and reviewed his request and plans for the Site Plan.

Mr. Borgos read a prepared statement to the Board. He had specific questions on the turning radius and ownership of the land.

Mr. Behan stated that the grading plan had been submitted and is clear of what is being done. He is willing to put in another catch basin if necessary. He stated that he has the right to use Skeet Drive. He states he is not crossing the Borgos Property and does not share the same concerns as the neighbor.

A discussion took place within the Board regarding Mr. Borgos' concerns.

Mr. Taylor asked about the percentage of grade. Mr. Nick would like to have received Mr. Borgos' comments and prepared statement sooner so he could have asked specific questions or helped get some clarifications on the concerns he had.

A motion was made by John Nick, Seconded by Bruce Goody to Close the Public Hearing at 8:47pm. A Roll Call Vote was called by Secretary Bartlett-

AYES- None

NAYS- Hilton, Nick, Goody, Taylor, Little, Powers

Abstain- None

Absent- Bilfield

Motion Failed 0-6.

A discussion took place on signage and plans and possible conditions.

The Board decided to leave the Public Hearing open until further responses are presented by the applicant and a determination is made on the type of review that will be conducted.

NEW BUSINESS (CONTINUED):

#SPR2022-02: James and Maribeth Batsford are seeking Site Plan Review approval for the demolition of an existing 12' x 22' deck and construct a new addition to an existing 32' x 40' 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 16' x 36' bedroom/sunroom, 8' x 26' hallway and 16'-6" x 24'-5" open deck with steps. Property is located at 268 Perry Road, identified by Tax Map Parcel #: 51.-1-26.1, in Zoning District Rural Use.

Jim Batsford was present at the meeting. Secretary Bartlett informed the Board that the Zoning Board of Appeals has granted approval of a variance application.

Mr. Batsford stated that he would like to remove an existing deck and create an addition to his house. This would make the home more attractive and usable. A replacement septic system has been designed.

Findings of Fact-

1. There will be little or no negligible impact on Public Health, safety, and general welfare, and the project satisfies all concerns stated in Section 5.06(E) of the Town of Chester Zoning Regulations;
2. The project agrees with the Town of Chester Master Plan;
3. The proposed action will have negligible impacts on the environment;
4. The on-site wastewater treatment system and water supply well must meet the Town of Chester and NYSDOH standards;
5. Proposed addition will increase the square footage of the existing single family dwelling by 50%. A new septic system has been designed.

A motion to approve #SPR2022-02 by Greg Taylor, Seconded by John Nick. A Roll Call Vote was called by Secretary Bartlett-

AYES- Hilton, Nick, Goody, Taylor, Little, Powers

NAYS- None

Abstain- None

Absent- Bilfield

Motion Carried 6-0.

Bruce Goody recused himself from the Board at 9:04pm

#SPR2022-06: Kathi DeClerk, Robert Devlin and Deborah Devlin are seeking Site Plan Review approval for the renovation of an existing one-bedroom single-family dwelling with a loft (904 sq. ft. of living area) and construction of a new addition to the existing single-family dwelling. The addition will consist of a new bedroom with master bathroom, living room, laundry and loft, 168

sq. ft. screened porch and 312 sq. ft. deck (Total living area 1,384 sq. ft.). The proposed addition will be constructed on slopes in excess of fifteen-percent (15%) and will increase the square footage of the existing single-family dwelling by more than fifty-percent (50%). Property is located at 38 Woodcliff Acres Rd., identified by Tax Map Parcel #: 120.6-2-17, in Zoning District Moderate Intensity.

Deborah Devlin was present at the meeting. She stated that they would like to build an addition to their existing dwelling and make this their primary residence. Secretary Bartlett stated that the Zoning Board of Appeals has approved variances on this application.

Mr. Powers asked about the percentage of slope. The Applicant stated in excess of 15%.

Cynthia Brown (Neighboring Property Owner) stated that she sent a letter to the Board regarding concerns with the project. She is mainly concerned with the drainage during construction and post construction. She really wants to see a drainage plan to protect the property. She stated that she had her property surveyed and wants property staked out and project adhered to.

Mr. Powers stated that he recommends silt fencing during construction.

George Hilton departed the meeting at 9:20pm.

Mr. Taylor discussed potential for a rain garden for water mitigation.

Ms. Devlin stated there are plans for screening and planting.

A discussion took place regarding the concerns of Ms. Brown.

Ms. Brown stated that the Association is making \$35,000.00 in improvements to the roadway this year.

Ms. Devlin stated that she feels their builder is versed in mitigation of water.

Mr. Taylor recommends the Applicant and concerned neighbors to contact Warren County Soil and Water for tips on water mitigation.

Mr. Nick asked about an anticipated construction date. The Applicant responded as soon as possible.

A Public Hearing was scheduled for the May 16th Meeting of the Planning Board.

A motion was made by John Nick, Seconded by Greg Taylor to deem #SPR2922-06 as complete and schedule the Public Hearing. A Roll Call Vote was called by Secretary Bartlett-

AYES- Nick, Taylor, Little, Powers

NAYS- None

Abstain- Goody

Absent- Bilfield, Hilton

Motion Carried 4-0.

Bruce Goody rejoined the Board at 9:50pm.

Subdivision Sketch Plan Conference (Section 3.01, Town of Chester Subdivision Regulations):

- Proposed two-lot subdivision for property currently owned by Varick W. Stringham, located at 222 Indian Springs Road, identified by Tax Map Parcel # 120.10-1-50.1, in Zoning District Moderate Intensity. Proposed Lot 1 consisting of 2.7 ± acres and Lot 2 consisting of 18 ± acres.

Declan O'Dea was present at the meeting representing the Applicant. Mr. O'Dea explained the plans for the subdivision. Chairman Little stated that this would be a minor subdivision. Mr. Nick stated that the Applicant would need engineered plans with test pits and a designed septic system for a complete application.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for March 2022;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on March 23, 2022 for #SPR2022-04. Form received by the Zoning Office on March 24, 2022;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated March 22, 2022 and received by the Zoning Office on April 04, 2022 RE: APA Project No. 2022-0058, Construction of a new telecommunications tower;
- Adirondack Park Agency Notice of Incomplete Permit Application dated March 30, 2022 and received by the Zoning Office on April 04, 2022 RE: APA Project No. 2022-0058, Construction of a new telecommunications tower;
- Adirondack Park Agency Request for Consultation, including plans, dated April 01, 2022 and received by the Zoning Office on April 04, 2022 RE: APA Project No. 2022-0058;
- Letter from Cynthia P. Brown dated April 06, 2022 and received by the Zoning Office on April 07, 2022 RE: #SPR2022-06;
- Adirondack Park Agency Minor Public Notice (Application Received) dated March 18, 2022 and received by the Zoning Office on April 14, 2022 RE: APA Project No. 2022-0056, Construction of a new single-family dwelling with on-site water supply and on-site wastewater treatment system, and detached garage;
- Adirondack Park Agency Request for Consultation, including plans and Local Government Notice Form, dated April 13, 2022 and received by the Zoning Office on April 14, 2022 RE: APA Project No. 2022-0056.

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

APA Consultation 22-0058:

- Discussion on height, design, sight from the roadway, coverage changes, and lighting concerns.

APA Consultation 22-0056:

- No Comments.

ADJOURNMENT:

Greg Taylor made a motion to adjourn the meeting at 10:21pm, motion seconded by John Nick.
A Roll Call Vote was called by Secretary Bartlett-

AYES- Nick, Taylor, Little, Powers, Goody

NAYS- None

Abstain- None

Absent- Bilfield, Hilton

Motion Carried 5-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board