



PLANNING BOARD
Regular Meeting - August 15, 2022

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

Attendance:

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

Minutes:

Minutes for the July 18, 2022 Planning Board Meeting will be tabled until September 19, 2022.

Correspondence:

- Zoning Administrator's Activity Report for July 2022;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on July 22, 2022 for #SPR2022-10 and #SPR2022-11. Forms received by the Zoning Office on July 28, 2022.

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****

#SPR2022-10: Randal A. and Mary Miller are seeking Site Plan Review approval for the installation and placement of a 48" x 74" free-standing off-premise business sign for "Miller's Masonry & Property Management". Site Plan Review approval is required for installation of an off-premise sign, per Section 7.04(F)(11) of the Town of Chester Zoning Local Law. Property is located at 7860 State Route 9, identified by Tax Map Parcel #: 52.8-1-22, in Zoning District Hamlet.

Mary Miller and Ryan Miller were in attendance to answer questions.

Greg Taylor entered the meeting at 7:02 pm.

Chairman Little asked if anyone on the Board had questions.

John Nick asked if the old sign was going to be removed. Mary Miller replied yes.

Hearing no other questions, Chairman Little reviewed the Short Environmental Assessment Form (SEAF) Part 2 – Impact Assessment.

The Board all agreed, “No, or small impact may occur”.

NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2022-10, RANDAL A. AND MARY MILLER

WHEREAS, the Town of Chester Planning Board (“Planning Board”) has received an Application from Randal A. and Mary Miller (the “Applicants”) for the installation and placement of a 48” x 74” free-standing off-premise business sign for “Miller’s Masonry & Property Management” on property located at 7860 State Route 9, identified by Tax Map Parcel #: 52.8-1-22 (the “Project”); and

WHEREAS, the Planning Board has identified the Project to be an Unlisted action for purposes of the State Environmental Quality Review Act (“SEQRA”) review pursuant to 6 NYCRR 617; and

WHEREAS, the Planning Board has decided to conduct an uncoordinated review as a Lead Agency for the Project; and

WHEREAS, the Planning Board has received a Short Environmental Assessment Form (“SEAF”) for the Project with Part 1 of the SEAF completed by the Applicants; and

WHEREAS, SEQRA requires that the Planning Board undertake a thorough review of the potentially significant adverse environmental impacts prior to making its determination with respect to the Project; and

WHEREAS, the Planning Board has reviewed Parts 1, 2 and 3 of the SEAF and all other supporting information submitted to the Planning Board by the Applicants;

NOW, THEREFORE BE IT

RESOLVED, that in accordance with SEQRA, the Planning Board, as a Lead Agency, has determined that the Project will not result in any significant adverse environmental impacts and hereby issues a Negative Declaration pursuant to the requirements of SEQRA and directs the Planning Board Chairman to complete and sign Part 3 of the SEAF as required for the Determination of Significance, confirming the foregoing Negative Declaration.

MOTION FOR ISSUANCE OF NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2022-10, RANDAL A. AND MARY MILLER,

Introduced by John Nick who moved for its adoption, seconded by Greg Taylor:

Duly adopted this 15th day of August, 2022 by the following vote:

AYES: Chairman Paul Little
John Nick
Patrick Powers
Bruce Goody
Greg Taylor

NOES: None.

ABSTAINED: None.

ABSENT: George Hilton
Kathy Bilfield

Chairman Little read the following:

Findings of Facts:

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. Warren County finds no significant impact;
5. Sign will be 12 feet from Valley Farm Road right-of-way.

On a motion by Mr. Nick, seconded by Mr. Taylor, **Site Plan Review Application #SPR2022-10: Randal A. and Mary Miller** was approved with the above Findings of Fact.

AYE 5 NO 0

#SPR2022-11: Christopher and Christin Mason are seeking Site Plan Review approval for the renovation of an existing 33' x 36' barn to a one-bedroom single-family dwelling with sleeping loft and construction of an 8' x 36' front porch addition. The proposed single-family dwelling will have an on-site septic wastewater treatment system and will be on the same lot as the existing single-family dwelling. Site Plan Review approval is required for an additional principal building on the same lot where one exists, according to Section 7.15 of the Town of Chester Zoning Local Law. Property is located at 102 State Route 28N, identified by Tax Map Parcel #: 66.10-3-5, in Zoning District Hamlet.

Chairman Little asked if anyone was present to speak.

Hearing none, Chairman Little read the Warren County Planning Department Informal Staff Comments:

The location of the barn structure to be renovated to a residence appropriate. The siting of the on-site septic system for this additional residential structure should be indicated so as to avoid wet or wetland areas that may be on the property.

Chairman Little read the following:

Findings of Facts:

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. Warren County finds no significant impact;
5. Planning Board has classified this Project as Type II Action requiring no further review under SEQRA;
6. Variance #517-V would provide relief from the ½ acre from the principal building and all municipal water supply intensity requirements under Section 4.03 of the Town of Chester Local Zoning Law where a minimum of one (1) is required with two (2) principal buildings on the same lot and where 0.59 exists;
7. Planning Board has received a letter from the Adirondack Park Agency declaring the Project as Non-Jurisdictional.

Chairman Little asked if there were any questions or comments.

On a motion by Mr. Taylor, seconded by Mr. Goody, **Site Plan Review Application #SPR2022-11: Christopher and Christin Mason** was approved with the above Findings of Fact.

AYE 5 NO 0

#BLA2022-04: Riverside Epworth League Institute is seeking approval for a boundary line adjustment for properties located at Lot 49-50 T&C 24th TWP and 72-78 East Hudson River Drive. The lot identified by Tax Map Parcel #: 102.-1-1 will decrease from 297.15 ± acres to 296.46 ± acres and the lot identified by Tax Map Parcel #: 102.40-1-12 will increase from 8.93 acres to 9.62 acres. The proposed conveyance is .69 acres.

Alexandra Davis, Esq. was present at the meeting to represent the Applicants. Alex Davis commented that she confirmed that after the boundary line adjustment and the emergence of lots and the land is all one there will be no setback issues. Once the boundary line adjustment is approved, they are going to merge the parcels.

Chairman Little commented that none of the cabins will be on the neighboring property after the adjustment.

Chairman Little asked if there were any questions or concerns.

Hearing none, Chairman Little read the following:

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. Adirondack Park Agency (APA) Jurisdictional Determination #J2022-0320 states the Project does not require APA approval;
 - c. Boundary Line Adjustment #BLA2022-04 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.

On a motion by Mr. Goody, seconded by Mr. Taylor, **#BLA2022-04: Riverside Epworth League InSTITUTE** was approved with the above Findings of Fact.

AYE 5 NO 0

New Business:

#BLA2022-05: Ann Hanaburgh is seeking approval for a boundary line adjustment for properties located at 175 Dell Culver Road and 151 Dell Culver Road. The lot identified by Tax Map Parcel #: 32.-2-4 will decrease from 10.58 acres to 10.13 acres and the lot identified by Tax Map Parcel #: 32.-2-7 will increase from .17 acres to 62. Acres. The proposed conveyance is .45 acres.

Ann Hanaburgh and her neighbor, Frank Walsh, were present. Ann Hannaburgh commented that Frank Walsh needs to have a well drilled. She is proposing that she give him 0.45 acres. They have a survey, a non jurisdictional letter from the APA, and deeds for both properties.

Chairman Little asked if there were any questions.

Hearing none, Chairman Little read the following:

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. Adirondack Park Agency (APA) Jurisdictional Determination #J2022-0452 states the Project does not require APA approval;
 - c. Boundary Line Adjustment #BLA2022-05 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.

On a motion by Mr. Taylor, seconded by Mr. Powers, #BLA2022-05: Ann Hanaburgh was approved with the above Findings of Fact.

AYE 5 NO 0

Public Privilege: None.

Board Privilege: None.

Adjournment:

On a motion by Mr. Nick, seconded by Mr. Powers, meeting adjourned at 7:31 pm.

AYE 5 NO 0

Respectfully submitted,

Mindy Conway
Acting Secretary