



**MINUTES OF MEETING  
TOWN OF CHESTER  
PLANNING BOARD  
AUGUST 17, 2015**

Mr. Little called the meeting to order at 7:03 p.m.

**ATTENDANCE:**

Chairman Paul Little, Al Muench, John Nick, George Hilton, Rick Bump, Eugene Dutcher, Jeremy J. Little (Secretary), Walter J. Tennyson (Zoning Administrator). Absent was Harold Ellsworth.

**MINUTES:** None.

**CORRESPONDENCE:**

Letter from Amy Peckham (CEO of Etain, LLC) Re: Request for Exemption from Public Disclosure for #SPR2015-08.

**NEW BUSINESS:**

**#SD2015-01:** Paul and Rosalie Frettoloso are seeking approval for a two-lot subdivision, on property located at 56 West Road, identified by Tax Map Parcel #: 16.-1-42.1 & 16.-1-42.2, in Zone Classification Low Intensity.

Robert Simon from Smith and Simon, LLC represented the property owner and presented the proposal.

Mr. Simon began by stating that Mr. and Mrs. Frettoloso currently own two lots, with a total of 42 acres. He further explained that the parcel identified by Tax Map #: 16.-1-42.2 will increase to a 6.012 acre lot, to include the existing dwelling. Currently, the lot is approximately 4 acres. The remaining lot (TM #: 16.-1-42.1) would consist of 35.978 acres and considered as a vacant, non-building lot, as stated by Mr. Simon.

Mr. Simon also explained that a wetland delineation was performed for this subdivision, as there are existing wetlands. As a result, a permit was issued by the Adirondack Park Agency (APA Project Permit #: 2015-80). Mr. Simon stated Mr. Frettoloso's children would like to camp on the parcel and if in the future they would like to construct a principal dwelling on the parcel, they would have to apply for a Permit from the Agency due to the existing wetlands on the property.

Mr. Muench requested confirmation that the proposal met the definition of the minor subdivision and confirmed that it would not require the construction of a new street or public utility or the expansion or extension of an existing street or public utility. Mr. Simon affirmed that the properties are located on West Road with all appropriate utilities, with plenty of frontage.

Mr. Muench was concerned if this proposal could be considered as an application for the Final Subdivision Plat. He stated that since there were no recommendations from the Board for the Subdivision Sketch Plan, that this application could be used as the Final Plat application.

The Board agreed that no further notice to property owners for the public hearing would be required, as the only notice required is to publish the notice of public hearing in the Post Star Newspaper.

Mr. Bump made a motion to schedule a public hearing concerning Application **#SD2015-01** for September 21, 2015 at 7 p.m.; motion seconded by Mr. Dutcher. Motion carried 6-0.

**#SPR2015-10:** Word of Life Fellowship, Inc. is seeking Site Plan Review approval for the construction of a Dormitory, located at 4200 Glendale Road, identified by Tax Map Parcel #: 36.-1-20, in Zone Classification Moderate Intensity.

Eric Cordis (Word of Life Project Engineer) and Roger Peace were present to propose the project.

Mr. Peace began by stating the proposal is to construct a thirty-two (32) bed dormitory, located more towards the central part of the campus (the “female side of the campus”). Mr. Cordis explained the dormitory will be a single-story, ADA accessible building. The dormitory will allow for four (4) students per room with each room set up with an attached bathroom. Mr. Cordis mentioned that there is no parking plan for the building because during the school year, the students park in the Jack Wyrzten Center parking lot. The existing street lights will be replaced with downcast lit fixtures and lighting on the building will be downcast as well. As shown in the Floor Plan, Mr. Cordis explained the basement floor plan will consist of a laundry room, storage, and a mechanical room. Mr. Bump questioned the exterior color of the building. Mr. Cordis mentioned he could have a conceptual image of the building by the next meeting to show what it would look like.

Mr. Muench stated that since the plans were submitted on August 17<sup>th</sup> prior to the meeting, he asked the Secretary to change the submission date to August 17<sup>th</sup> instead of the initial application submission date of August 04<sup>th</sup>. There will be no signage associated with this proposal and the propane tanks will be screened with a surrounding fence. Location of the fire hydrants was also briefly discussed.

Mr. Cordis mentioned a couple pine trees would be removed and replaced with Maple, Birch, and Oak trees. Shrubbery would be planted around the building as well. The water runoff from the building would be captured in concrete catch basins underground for infiltration. Dimensions of the building will be approximately 4,922 sf. including overhangs and drip-edge.

Mr. Muench stated that for the Student Life Center proposal, approved on 02/23/15 by the Planning Board, the Board determined it to be an Unlisted action, not requiring further review under SEQRA. He mentioned this proposal does not appear to be a Class B Regional Project.

Mr. Muench made a motion to deem Application **#SPR2015-10** as complete and to schedule a public hearing concerning Application **#SPR2015-10** for September 21, 2015 at 7 p.m.; motion seconded by Mr. Nick. Motion carried 6-0.

**PUBLIC PRIVILEGE:**

Paul Mundrick addressed his concerns for the Site Plan Application for All Brands Redemption Center, approved on February 23, 2015. Mr. Mundrick was concerned with the following conditions placed in the approval: Condition 2 (Firewood and propane tank will be screened from view with privacy fencing); Condition 4 (No outside storage of garbage or trash dumpsters or similar containers); Condition 7 (Approval of septic system by Zoning Admin.); and Condition 8 (Prior approval of propane tank siting is req'd from Planning Bd.).

Mr. Nick believed that if the project is still in the construction phase, Mr. Brand still has time to put the fencing around the propane tank. Mr. Muench stated that when the Board gave Site Plan approval to Mr. Brand, the Board attached nine (9) conditions to the approval. Mr. Muench believed that Mr. Brand is still under construction and that he has two (2) years from the date of the Site Plan approval to undertake the proposed action or project. Mr. Dutcher and Mr. Muench believed that during the construction phase, the dumpsters are used for construction debris. There was a short discussion regarding a toilet behind Mr. Brand's building. The Zoning Administrator stated the NYS Health Department would perform the septic inspections for Mr. Brand's business.

Sal Tirone, current operator for the Deer Crossing Café, mentioned to the Board that next month he planned to submit a Site Plan Review Application for a proposed laundry service as a separate business from the restaurant. He explained that it would be offered as a "drop-off service" and not coin operated. No additions would be added to the existing building; rather, an existing room ("party room") currently being used for storage would be utilized for the laundry service. Mr. Tirone stated he contacted the engineering firm that upgraded the septic system and also contacted the Department of Health regarding his request. Chairman Little suggested Mr. Tirone to fill out a Site Plan Review Application with attached pertinent documents, including approvals from the necessary Agencies. There was also a brief discussion regarding parking. Mr. Tirone stated he would try to have an application submitted for next month's meeting.

**BOARD PRIVILEGE:**

Mr. Muench mentioned Condition #8 of the All Brands Redemption Center (**#SPR2014-09**) regarding the siting of the propane tank. He stated that the County has to approve the propane tank and rather than the Planning Board approving the siting of the propane tank, Mr. Muench recommended that Condition #8 be amended to designate the Zoning Administrator to give final approval of the siting of the propane tank with necessary screening.

Mr. Muench made a motion that in the case of any Site Plan Approval given on February 23, 2015 wherein the Planning Board was designated as the entity to approve the siting of the propane tank, that the Planning Board delegates that authority to the Zoning Administrator; motion seconded by Mr. Nick. Motion carried 6-0.

Mr. Muench mentioned he attended the Town Board meeting on August 11<sup>th</sup> and on the Agenda for Old Business was “amendment of commercial use parking requirements.” Mr. Muench suggested to the Town Board that the issues be incorporated into a joint meeting between the Planning Board and ZBA, which still needs to be scheduled. Discussion ensued regarding the process of having certain items brought before the Planning Board exempt from County Referral.

Mr. Muench also mentioned a dock on the Friends Lake owned by Sister Friends, LLC and he further stated that it appeared portions of the dock in the water were made of treated lumber. Mr. Tennyson stated the portion of the dock in the water is non-treated native white pine, with the ladder made of cedar.

Mr. Muench stated that several members of the public raised issues at the February 23<sup>rd</sup> meeting regarding structures attached to travel trailers at Loon Lake RV Park. Another topic of discussion during that meeting was the apparent rental of dock space. Tim Beadnell was also present at the August meeting to discuss the concerns. Mr. Beadnell said that the docks are not rented. Chairman Little did not believe that bringing up complaints to the Planning Board regarding a possible violation is not the appropriate forum to do so. Chairman Little also believed that those members that raised concerns regarding the structures can fill out a complaint form, submit the complaint form to the Zoning Administrator, and the Z.A. would investigate the apparent violation. Mr. Bump agreed with Chairman Little. Discussion ensued regarding complaint procedure.

Mr. Beadnell stated that the Zoning Administrator contacted him and he (Mr. Beadnell) questioned Mr. Tennyson at the time if a complaint had been filed. No formal complaint had been filed regarding these issues. Mr. Beadnell stated he spoke to the Town Supervisor, who informed him of the joint meeting between the Planning Board, ZBA, and Town Board to address certain sections in the Zoning Local Law needing amendment, including the structures attached to the travel trailers. Mr. Nick questioned the status of the parking spaces near State Route 8. Mr. Beadnell agreed the parking spaces will be completed before snow falls. Mr. Beadnell stated that he could circulate a letter to those at the campground explaining that the issues regarding the structures are being looked into at the Town level for a solution. Mr. Muench discussed the creation of applications and checklists that are more project specific.

**OLD BUSINESS:** None.

**ADJOURNMENT:**

Mr. Muench made a motion to adjourn the meeting at 8:55 p.m.; seconded by Mr. Nick. Motion carried 6-0.

Respectfully submitted,

Jeremy J. Little  
Secretary