



**MINUTES OF MEETING  
TOWN OF CHESTER PLANNING BOARD  
August 17, 2020**

Chairman Little called the meeting to order at 7:05 p.m.

**ATTENDANCE:**

Chairperson Paul Little, George Hilton (via Zoom), Bob Walp, John Nick, Pat Powers, Al Matrose, Carrie Remington (Recording Secretary), and Jeremy J. Little (Zoning Administrator). Absent was Vanessa Hutton, Greg Taylor (Alternate), and Jack Bartlett (Board Secretary).

**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.\*\***

The property owner/applicant were not present to represent **#SPR2019-06**.

**MINUTES:** John Nick made a motion to approve the Minutes of the July 20, 2020 Meeting of the Town of Chester Planning Board. The motion was seconded by Bob Walp. A roll call vote was called by Secretary Remington-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for July 2020;
- Letter received from Tod Beadnell dated August 04, 2020 and received by the Zoning Office on August 04, 2020, RE: Request to Revise Condition #2 of #SPR2016-03 and revisions to plan approved in connection with #SPR2016-03 and #SPR2019-18;
- Site Plan received from Tod Beadnell by the Zoning Office on August 04, 2020 with revisions;
- Revised Page 4 of 9 of the #SPR2020-11 Application received from Tod Beadnell by the Zoning Office on August 05, 2020.
- Major Project Public Notice Application Completed for APA Project No. 2020-0114 dated August 12, 2020 and received by the Zoning Office on August 13, 2020 RE: Word of Life Fellowship, Inc.'s project to install four 80- foot-tall lighting pole structures to illuminate an existing soccer field.

- Request for Consultation from the Adirondack Park Agency dated August 12, 2020 and received by the Zoning Office on August 13, 2020 RE: APA Project P2020-0114, including a portion of materials submitted to the APA by the Applicant and received by the Zoning Office via e-mail from APA on August 13, 2020.

### **OLD BUSINESS:**

**#SPR2020-11:** Beadland Park LLC (Andy Beadnell) is seeking Site Plan Review approval for the construction of an 8' x 16' bathhouse and to revise the previously approved landscaping berm plan in connection with #SPR2016-03 (approved on 08/15/16) and construct two (2) berms instead of one (1) berm. Additional requests for revisions to #SPR2016-03 and #SPR2019-18 approvals are detailed in a letter dated August 4, 2020 received from Tod Beadnell. Property is located at 8021-8035 State Route 9, identified by Tax Map Parcel #: 36.3-1-12, 13, and 16, in Zoning District Hamlet.

Tod Beadnell representing Beadland Park LLC spoke on his Site Plan Review, which included that the berm plan will be within what the board was looking for, the bathhouse will be relocated to meet with the Board of Health standards. A new septic system will be needed. The parking area has been eliminated because the office building was moved, the existing deck on the office building is 10x20. The Beadnell's will need an amendment for open space, the requirement is 20%, the five acres show that they will exceed 20% requirement. A letter will be sent to the state (?) that they exceed the space requirement.

John Nick stated that the berm shows 180 feet, is that accurate? The response was yes.

Chairman Little asked that on the map given the bath sites will be on lot 41-43. Mr. Beadnell responded that the amendment to be moved to a more central location. Chairman Little stated that the Department of Health had approved the RV Park as a whole, however, they need to approve the bathhouse.

Mr. Beadnell stated that he feels that there should be an amendment for the permit.

Bob Walp expressed that he feels that a Public Hearing should be held, as there is interest from the public.

A motion was made by Al Matrose, Seconded by Pat Powers to deem the application as complete and send to Warren County for review, and further schedule a Public Hearing for September 21<sup>st</sup>. A Roll Call Vote was called by Secretary Remington-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

### **NEW BUSINESS:**

**#SPR2020-12:** W & B Golf Carts, Inc./Scott Patzwahl is seeking Site Plan Review approval for retail sales and service of golf carts. Property is located at 13 Skeete Drive, identified by Tax Map Parcel #: 87.20-1-3, in Zoning District Hamlet.

Michael Bruno representing W & B Golf Carts, Inc. was present at the meeting. The property is currently sited as Manufacturing and he would like to amend to make the property for sales. No major changes were going to be made to the property, just a few minor physical changes- which would include existing fence, building size is not changing, just changing to a retail sales business. There will be 1-2 employees to start with a maximum of 4 employees. They are a Yamaha Distributor and believes that the Town of Chester is an ideal location for their site.

Al Matrose asked if they will be servicing the Golf Carts, and if they are all electric. Mr. Bruno stated that yes they will be servicing, and the majority are electric. They have a traveling salesman who will be traveling between Chestertown and their Elizabethtown Office.

Chairman Little asked if they would be having a sign. Mr. Bruno stated that eventually they plan to have a sign and would submit a supplemental application. Chairman Little stated that he is concerned with a light that was there when it was the Coke Distribution Center and wanted to know if that was still an issue. Mr. Bruno stated that he is unsure as they have not purchased the building yet. Chairman Little is concerned with the downcast lighting.

John Nick asked if there will be machines left in the open and standing. Mr. Bruno stated that the area will be cleaned and will not be a "bone yard".

George Hilton asked if there will be any removal of vegetation. Mr. Bruno stated that he had not thought of it, not sure how close they are to the building. They will be looking at the size of the trees. Mr. Hilton stated that the vegetation is on the fence to screen the trucks from the prior business.

Chairman Little stated that they are on the boundary line, the place is well screened, and the trees are not huge.

John Nick made a motion to deem the application as complete and send to Warren County for review. The motion was seconded by Bob Walp. A Roll Call vote was called by Secretary Remington-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

**#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.

Tim Beadnell was present at the meeting. He stated in 2015/2016 the Loon Lake Store was approved and opened and that there was a second floor that they did not know what to do with at the time of construction. They would now like to put in three washing machines and four dryers. Entrance for safety issues, and it would only be open during the camp hours, would be open for campers, but would be intended for the campers in the RV Park.

Al Matrose asked about the Septic System. Mr. Beadnell stated that they are doing monitoring currently. They put the maximum sized field when they constructed the building, it is under

utilized currently, referring to Department of Health and following their regulations. Mr. Matrose stated that he is concerned that the General Public will be allowed to come in, feels that Mr. Beadnell will need to confer with the Department of Environmental Conservation. He requests to make a motion that the Board receive something from DEC that they are not involved for commercial laundry mat and that the owners should follow the Department of Health regulations.

Chairman Little asked if they will need more parking. Mr. Beadnell stated that they did not look at it yet. At this point it has not been an issue. He envisions that campers will be using and most likely walking or using a golf cart. Chairman Little stated that they have leeway with the number of parking spaces, and when the Beadnell's come back next month they should have checked into the parking and marked measurements.

John Nick asked is there a road or driveway to the laundry mat? Where are they parking? Mr. Beadnell stated that they don't have customers parking in the area. Typically employees park in the area, however they will need to be clear for access to the ramp.

The Board does not think that a Public Hearing is necessary.

A motion was made by John Nick, Seconded by Al Matrose to deem the application as complete and submit to Warren County for review. A Roll Call Vote was called by Secretary Remington-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

**#SPR2020-14:** Lyme Adirondack Timber Sales, LLC is seeking Site Plan Review approval to construct a new log storage yard on 7 of 10 lots (TM #s 121.-1-52 thru 56, 64 and 65), construction of a new office building and maintenance building on TM #: 121.-1-51, and the (2) remaining lots to remain undeveloped and used as a borrow area for fill material (TM #s 121.-1-49 & 50). Properties are located at State Route 9, identified by Tax Map Parcel #: 121.-1-49 thru 56, 64 and 65), in Zoning District Industrial Use.

Bob Holmes with Jarrett Engineering and Ed Koliniski who is employed by Lyme Adirondack Timber Sales, LLC were present at the meeting. The properties were part of the current Peckham's Industrial Park, Lyme Adirondack Timber Sales recently purchased 10 lots and will be moving their existing park in the adjacent lots to Etain. A resolution was passed by the Town Board of the Town of Chester on August 14<sup>th</sup> to assign the name Ross Farm Road for legal access to the property and to gain a 911 address to their property. Ross Farm Road will be a private roadway to access the log yard. There will be 11.5 acres of disturbance, but most are improvements to the existing roadway.

The applicants are currently working with the Department of Environmental Conservation. Chairman Little stated that he would like to see the package from DEC. Needs an environmental assessment form. He feels that there will be a moderate to large impact, however, they have proposed mitigation with storm water basins. When the Board sees the SPDES, Phase II of the application can be answered.

The applicants are working with DEC to get permits for pollutants and water, all inclusive with their SWPPP and will have the paperwork for next meeting.

Mr. Matrose asked about Waste Water processing. The applicant stated that they are organizing sales with an office and bathroom.

Chairman Little stated the ground is porous. The applicant is working on additional regulations to address this issue.

Bob Walp asked about increased traffic and access to the yard. The applicant stated that they will still be using State Route 9, will be a half mile down the from their current entrance. They will now have better site lines and are only a 1/3 of a mile in each direction and truck traffic will not be increased. Mr. Walp asked if the traffic comes from the Chestertown Exit. The applicant stated that the traffic comes from both directions, again they do not feel that there will be a traffic flow increase unless the business grows.

Chairman Little stated that most trucks, if they didn't have a Jake Brake, would be fine. He believes that the new location will help with the noise as it is further outside of the Hamlet of Chestertown.

John Nick states that the yard is buffered by vegetation and will not be seen from the highway.

Chairman Little asked if the proposal is near any residences. The applicant stated that directly across the street is Peckham's.

A Public Hearing is warranted for this application.

A motion was made by Al Matrose, Seconded by Bob Walp to deem the application as complete, send to Warren County for review and further schedule a Public Hearing for September 21<sup>st</sup>. A Roll Call Vote was called by Secretary Remington-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

### **PUBLIC PRIVILEGE:**

Eric Messer from Word of Life was present at the meeting with statements about the Lighting Poles for the Soccer Field. He stated that Word of Life would be putting in a new light system that will be NCAA approved lighting for an Athletic Field. One representative from Musco Lighting was present and believed that this project will reduce light pollution in community and for the neighbors. An application has been sent to the Adirondack Park Agency and they are currently in the commenting period.

Chairman Little stated that the Planning Board had received the notice from the APA and had responded with comments about the height of the poles and the light filtering.

Musco Lighting Representative stated that they are a Sport Lighting Company with 40 years of experience and consider themselves experts in light control and disruptive/top of the line and

controlled lighting. They feel that the lighting is far enough away from the road, lake, and residences and will not have any noticeable glare.

John Nick asked if the applicant would elaborate on how with 80 foot poles versus what they have currently will be better and not interfere with APA regulations. The applicant spoke about lighting technology and gave demonstration and show the visors they use on the lights and mounting heights and fixture technology. Mr. Nick asked if they added more poles and dropped the height if that would suffice. The applicant stated that this would not really work. Taller poles will be more aesthetic with sight line, but more poles means more light pollution and more poles may be a safety issue. Currently not lighted correctly for collegiate play. Mr. Nick stated that with respect to what you're saying, the diagram that I viewed, I could not read where the lake was, where the field was. He would like to see a clarified diagram. The applicant pulled a picture up on his tablet, showed the chart of the different in mounting lights and showed spillage of lights, stated that they have examined all light values from different perspectives. They stated that the 80 feet is the optimal height for the community and environment.

A demonstration was setup for the Board.

Bob Walp asked how often the field would be lit- In the APA Application, all the lights would be off by 10pm at the latest. Mr. Walp asked how many games would be played in a year.

John Nick asked if the field was used only for athletic purposes? Mr. Walp followed up with how many days a week would the lights be on? The applicant stated soccer in the fall, winter use will be limited. Mr. Walp asked about in June? The applicant stated that would reflect in season programming, and summer camp season.

The Board had the following questions/comments that were asked and answered by the Applicant-

-Use May-October, any use besides soccer, concerned about concerts: It was stated on the record that these lights would be used for athletic purposes only. Any issues with the system would be maintained by the company. There will be automatic switch/timer and will be easily controlled.

-Did the APA come up with the 10pm rule: This is a Public Pact that they have with the community for all of their activities throughout the year.

-Where are the applicants with the APA: They have had the applicant since May and they are recommending that the Town hold a Public Hearing. Zoning Administrator Little stated that the Town does not have jurisdiction here, just a recommending role.

-Will the PA system be changed or reduced: It will be better improved, less overflow, more focused direction.

-With the lights at 80 feet, when they are on will they be visible to people driving on State Route 9: It is almost 400 feet from State Route 9, there will not be any visibility, maybe in the fall and see the field but not see light from the light source. They have evaluated all highways and there is zero light measured. Not intrusive or dangerous light.

-How about the poles during the day: They are aesthetically pleasing and will blend in with the sky line.

A discussion took place on the APA holding a Public Hearing. Chairman Little stated that they will hold a Public Hearing and the Board will have the option to ask questions. Mr. Nick asked how long the Board has to submit comments to the APA. Zoning Administrator Little stated that the Board has 30 days from the date of the letter so until September 12<sup>th</sup>.

The Board shared the following comments-

- John Nick would like to see the Community notified and a Public Hearing held
  - o The Public has been notified with the application, every property adjoining Word of Life.
- Al Matrose asked if any Public Paper Notice was required by the APA
  - o It was stated that they were not aware of any

A Community Member stated that they were here to learn more about the project, and feels that Word of Life should notify the Public to get the word out in the community.

Chairman Little: Board may want to suggest to the APA that they notify the public surrounding area that it is being proposed. Feels that the demonstration was very informative and now understands why they are asking for the height that is proposed.

Bob Walp stated that there are two Associations, Schroon Lake Association and East Side Schroon Lake Association, that Word of Life may want to work with. The applicant stated they are will to work with both as they have in the past.

No Board Members have serious objections to the project, a letter will be drafted and sent by the Zoning & Planning Office.

**BOARD PRIVILEGE:**

No Business accord during Board Privilege.

**ADJOURNMENT:**

John Nick made a motion to adjourn the meeting at 8:55 p.m.; motion seconded by Bob Walp. A roll call vote was called by Secretary Remington-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

Respectfully submitted,

Jack D. Bartlett  
Secretary  
Planning Board