



**MINUTES OF MEETING  
TOWN OF CHESTER PLANNING BOARD  
AUGUST 19, 2019**

Chairman Little called the meeting to order at 7:01 p.m.

Mrs. Hutton sat on the Board in Mr. Hilton's absence.

**ATTENDANCE:**

Chairperson Paul Little, John Nick, Bob Walp, George Stannard, Al Matrose, Vanessa Hutton, and Jeremy J. Little (Secretary and Zoning Administrator). Absent was George Hilton and Harold Ellsworth.

**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.

Mr. Walp made a motion to table #SPR2019-06 until the September 16, 2019 meeting; motion seconded by Mr. Nick. Motion carried 6-0.

**MINUTES:** Mr. Matrose made a motion to accept the minutes from the Regular Meeting on June 17, 2019 and Special Meeting on June 27, 2019; motion seconded by Mr. Stannard. Motion carried 6-0.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for June and July 2019.
- New York Planning Federation and Association of Towns of the State of New York – 2019 Planning and Zoning School Agenda (Town of Lake George (Warren County), September 26, 2019.
- Zoning Local Law Draft Amendments – Town Board Resolution No. 140 of 2019 (August 13, 2019 TB Meeting).

Chairman Little mentioned the proposed draft Zoning Local Law amendments submitted to the Planning Board for review. He stated that in a letter written by the Town Clerk, it was requested to have any recommendations from Board members submitted to the Town within thirty (30) days of the date of the letter.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**#BLA2019-02:** Stephen Fryer and Barbara Hagen are seeking approval for a boundary line adjustment for properties located at 121 Jones Rd. and 117 Jones Rd. The lot identified by Tax Map Parcel #: 86.10-1-15 will decrease from .563 ± acres to .343 ± acres and lot identified by Tax Map Parcel #: 86.10-1-14 will increase from .285 ± acres to .509 ± acres. Upon completion of the BLA, TM #: 86.10-1-15 & 86.10-10-16 will be merged, resulting in a lot size of .563 ± acres. Conveyance is .22 ± acres.

Rob Simon, Attorney from Smith and Simon, LLC, represented the property owners acting as agent and presented the proposal. Mr. Simon explained that the proposal involves three tax lots and adjusting the boundary between two parcels and merging the property identified by Tax Map Parcel # 86.10-1-15 with existing parcel # 86.10-1-16, presently consisting of .22 ± acres. The resulting lot size of the two merged parcels (# 86.10-1-15 & 86.10-1-16) will consist of .563 ± acres. Mr. Simon also stated that there are currently two dwellings located on one parcel (# 86.10-1-15) and as a result of the boundary line adjustment, each parcel will become larger in size and only contain one (1) dwelling per lot.

Chairman Little addressed the following Findings of Fact for **#BLA2019-02**:

1. The request meets conditions stated in Section 7.22(A) of the Town of Chester Zoning Local Law; therefore, #BLA2019-02 is a boundary line adjustment; and,
2. The created parcel #86.10-1-15 will become a substandard lot.

Chairman Little made a motion to approve **#BLA2019-02** with the following condition:

1. Immediately upon approval, the newly created lot identified by Tax Map Parcel #: 86.10-1-15 (Lot 18) will be merged with parcel identified by Tax Map Parcel #: 86.10-1-16 (Lot 19) and will be subject to Section 7.22(B) and (C) of the Town of Chester Zoning Local Law.

Motion seconded by Mr. Stannard. Motion carried 6-0.

**PUBLIC PRIVILEGE:** None.

**BOARD PRIVILEGE:**

The Zoning Administrator read an e-mail received from a manager for TESLA regarding installation of (6) new charge posts and a new electrical service/transformer and switchgear to feed the posts at the new Stewart's located at State Route 8. As noted in the e-mail, the new charge posts will be located within the existing parking stalls. Brief discussion ensued regarding the proposed project with the Board concluding that no approval would be required for the installations.

Chairman Little briefly mentioned pending Site Plan Review application #SPR2019-06 and if the Board could grant a conditional approval of the project, as it is unknown of the occupancy and the type of commercial uses that will be located in the proposed building. Brief discussion ensued regarding #SPR2019-06, resulting in the decision that approval would only be given for the building, not for each commercial use that would be located within the structure as it is unknown at this time.

**ADJOURNMENT:**

Mr. Walp made a motion to adjourn the meeting at 7:22 p.m.; motion seconded by Mr. Nick. Motion carried 6-0.

Respectfully submitted,

Jeremy J. Little  
Secretary