



**MINUTES OF MEETING  
TOWN OF CHESTER  
PLANNING BOARD  
DECEMBER 18, 2017**

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

**ATTENDANCE:**

Chairperson Paul Little, Al Muench, John Nick, George Hilton, Christine Hayes, Rand Fosdick, Walter J. Tennyson (Zoning Administrator), Jeremy J. Little (Secretary). Absent were Harold Ellsworth and George Stannard (Alternate).

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**#SPR2017-04:** VI Enterprises, Ltd. is seeking Site Plan Review approval for the use of an existing commercial structure as an auto parts wholesale/retail store. Property is located at 7903 State Route 9, identified by Tax Map Parcel #: 52.8-1-33, in Zone Classification Hamlet.

Attorney Matthew Fuller from Meyer and Fuller, PLLC was present to represent the applicant. Pat Vitlo, owner of VI Enterprises, Ltd., was also present. Attorney Fuller briefly explained that the applicant proposes to renovate the interior of the building on the property, which was the former location of "Railroads on Parade". Mr. Vitlo has no plans to alter the exterior of the building. The applicant proposes to have a free-standing sign and a building sign for the business, which both conform to the sign regulations of the Town Zoning Local Law.

Mr. Fosdick mentioned that on the Site Plan, the parking spaces were shown to have dimensions of 9' x 15.5'. Mr. Fosdick stated that the Zoning Local Law requires parking spaces to be 10' wide x 20' long. Mr. Vitlo said that the retail space would be 2,500 square ft. and wholesale space would be the same (2,500 sf.), with a total of 5,000 square ft. In addition, Mr. Vitlo said the wholesale space would be for warehouse purposes and the retail area would be used for showroom purposes and where customers would purchase items. Mr. Muench requested to have the aforementioned in writing regarding the use of retail and wholesale space. Mr. Fosdick said that if the retail space is 2,500 sf., that the business would only require 25 parking spaces, so he did not see a concern there. Mr. Muench questioned if the parking spaces are lined and Mr. Vitlo responded that they are not but will be.

The business will use existing lighting on the building, with lights across the front and motion sensors on the side of the building. Mr. Hilton asked if there is any proposed landscaping. Mr. Vitlo stated he would maintain the landscaping that is currently there, as he does not want to lose any parking spaces. Mr. Nick stated that even with the change in the dimensions of the parking spaces to meet the requirements, there would be plenty of parking spots for the business. Regarding the landscaping, Mr. Muench said that residents of Pottersville would be content if the applicant committed to maintaining landscaping and/or planting on the site. Mr. Muench also mentioned the

numerous unregistered vehicles stored on the property by Pottersville Garage, which has been a topic of discussion at Town Board meetings. Mr. Muench stated that he would like to have assurance that there would be no storage of unregistered vehicles of any type on the property. Ms. Hayes stated that Mr. Peet is the owner of the property, with Mr. Vitlo as the Lessee. Mr. Muench mentioned that a possible condition of approval could include no storage of any unregistered vehicle of any kind. Brief discussion ensued regarding the boundary lines of the property. Mr. Nick questioned Mr. Vitlo what he is leasing. Mr. Vitlo stated that he is leasing the building on the property and would rearrange the lease so that he has the lease on the parking spaces as well. Mr. Vitlo said that delivery of parts would be brought in mostly by vans.

Chairman Little read question 13(a) in the short EAF form, where it was marked “yes” concerning wetlands. Attorney Fuller explained that the question was answered by the EAF Mapper provided by NYSDEC. Discussion ensued regarding the wetlands across the road. Chairman Little said that the provided APA Jurisdictional Determination came back with no wetlands on the property. Chairman Little read question 9, “Does the proposed action meet or exceed the state energy code requirements?” The question was marked as “Yes” and Attorney Fuller stated that the action would *meet*, not exceed, the state energy code requirements. The answer(s) to Question 14 concerning the identification of typical habitat types that occur on, or are likely to be found on the project site was marked as “suburban”. Mr. Muench stated that the project is not a Class B Regional Project, as it is located in the Hamlet Zone. Brief discussion ensued regarding the storage of unregistered and registered vehicles. Mary Fuller, who was in the audience and owns a home on the opposite side of the road from the proposed business, expressed her concern regarding the storage of unregistered vehicles.

Ms. Hayes made a motion to deem the application complete and schedule a public hearing for January 22, 2018; motion seconded by Mr. Nick. Motion carried 6-0.

#### **MINUTES:**

Mrs. Hayes made a motion to accept the minutes for the October 16, 2017 meeting; motion seconded by Mr. Fosdick. Motion carried 6-0.

**CORRESPONDENCE:** Zoning Administrator and Sanitary Code Enforcement Officer’s Activity Report for October and November 2017. APA Request for Consultation (APA Project 2017-0202) re: construction of an approx. 864 sq. ft. pole barn in designated Recreational Rivers Area & a NYS Highway CEA (Critical Environmental Area); Minor Public Notice for APA Project No. 2017-0202; Saratoga County Planning and Zoning Conference 2018 Registration Form.

Chairman Little read the APA Request for Consultation for APA Project 2017-0202. Mr. Muench believed that the project is more of a concern to the Zoning Office than the Planning Board as it does not require Site Plan Review or other Planning Board approval.

**PUBLIC PRIVILEGE:** None.

#### **BOARD PRIVILEGE:**

Brief discussion ensued regarding upcoming training opportunities for Board members.

**ADJOURNMENT:**

Mr. Muench made a motion to adjourn the meeting at 7:35 p.m.; motion seconded by Mr. Hilton.  
Motion carried 6-0.

Respectfully submitted,

Jeremy J. Little  
Secretary