



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
FEBRUARY 24, 2020**

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

ATTENDANCE:

Chairperson Paul Little, George Hilton, Bob Walp, Vanessa Hutton, John Nick, Pat Powers (Alternate), Jack D. Bartlett (Secretary), and Jeremy J. Little (Zoning Administrator). Absent were- Al Matrose, George Stannard and Greg Taylor (Alternate).

Pat Powers sat on the board in the absence of Al Matrose.

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**.

#SPR2020-01: Brandon Hamblin is seeking Site Plan Review approval for the use of the one-half (1/2) of the existing commercial building as a small engine repair shop. Property is located at 6268 State Route 9, identified by Tax Map Parcel #: 104.14-1-37, in Zoning District Hamlet.

Chairman Little read the Site Plan Review information to the Board. Brandon Hamblin (Applicant) was present at the meeting and presented on his request. Chairman Little asked if Mr. Hamblin had received any sort of communication from the neighboring tenant, in which Mr. Hamblin responded that he had not; however, in a conversation with the applicant, he let him know that he was excited for the new business venture in the building.

Having been duly advertised, Chairman Little opened the Public Hearing at 7:03pm.

No comments were made during the Public Hearing.

A motion was made by John Nick, Seconded by George Hilton to close the Public Hearing at 7:05pm. With all members in favor, non-opposed, the motion was carried 6-0.

Mr. Walp asked if the applicant was storing anything in the front of the building. Mr. Hamblin responded that he would not be storing anything in the front of building. Mr. Walp asked about Business Hours, and Mr. Hamblin responded 8am-5pm.

A SEQR Part I was completed by the applicant with no objection from the Board.

A SEQR Part II was completed with the Board in agreement with Small or No Impact.

Findings of Fact-

1. There will be little or no negative 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. The proposed project is an unlisted action; and,
5. Warren County finds no significant impact.

Conditions for Approval-

1. Town of Chester Planning Board recommends signage for handicap parking;
2. Machines waiting for repair will be stored in the rear of the property; and,
3. Testing of small engines to be done inside to contain noise.

A motion was made by George Hilton to approve #SPR2020-01 with the SEQR review with a negative declaration, Findings of Fact, and Conditions for Approval as presented. The motion was seconded by Vanessa Hutton. With all Board Members in favor, non-opposed, the motion was carried 6-0.

#SD2020-01: Sharon Bobel, Richard Bobel, Paul Bobel and Mark Bobel are seeking approval for a two-lot minor subdivision on property located at 53 Pine Notch Road, identified by Tax Map Parcel #: 103.-1-9, in Zoning District Rural Use.

Chairman Little read the Subdivision Review to the Board. Devin Dickinson from D.L. Dickinson & Associates representing the Bobel's presented the Subdivision request.

Having been duly advertised, Chairman Little opened the Public Hearing at 7:10pm.

No comments were made during the Public Hearing.

A motion to close the Public Hearing at 7:11pm by John Nick, Seconded by Bob Walp. With all Board Members in favor, non-opposed, the motion was carried 6-0.

Findings of Fact-

1. Minor Subdivision;
2. SEQR Review Complete;
3. Public Hearing Held;
4. 50.96 Acre Parcel with single family dwelling and attached garage;
5. NO APA review necessary; and,
6. Wetlands on the Property will not be affected.

Conditions for Approval-

1. No changes, erasures, modifications, or revisions shall be made in this Plat after approval has been given by the Planning Board; and,
2. The Planning Board waives Section 5.02(A)(2) of the Town of Chester Subdivision Regulations; however, before a Zoning Permit is issued for Lot 2, a septic system shall be designed and shall meet all requirements as stated in the Town of Chester On-Site Wastewater Treatment Local Law.

A motion to approve #SD2020-01 with Findings of Fact, Conditions for Approval, and SEQR negative declaration as presented was made by George Hilton, Seconded by John Nick. With all Board Members in favor, non-opposed, the motion was carried 6-0.

MINUTES: Bob Walp made a motion to approve the Minutes of the January 27, 2020 Meeting of the Town of Chester Planning Board. The motion was seconded by Vanessa Hutton. With all Board Members in favor, non-opposed, the motion was carried 6-0.

CORRESPONDENCE:

Zoning Administrator's Activity Report for January 2020; Adirondack Park Agency Major Project Public Notice APA Project No. 2020-0032. Warren County Planning Department Project Review and Referral Forms, reviewed by Department on February 14, 2020 for #SPR2020-01, #SPR2020-02 and #SPR2020-03. Forms received by the Zoning Office on February 20, 2020.

OLD BUSINESS: None.

NEW BUSINESS:

#SPR2020-02- Word of Life Fellowship is seeking Site Plan Review approval for the installation of a pre-fab 10' x 12' storage building to be used as an electrical distribution center. Property is located at 8072 State Route 9 (4200 Glendale Rd.), identified by Tax Map Parcel #: 36.-1-20, in Zoning District Moderate Intensity.

Chairman Little read the information for the Site Plan Review. Doug Benson representing Word of Life Fellowships presented the organizations request and was available for questions. Mr. Nick asked if there would be any power or lighting to the building. Mr. Benson responded that there would be. Mr. Nick then asked if all power would be internal- Mr. Benson responded that Yes, he does not see any exterior lighting being necessary. Mr. Nick asked if there was any need for exterior lighting, would the lighting be downcast, in which Mr. Benson responded that it would be.

Mr. Benson stated that drawings are in generic form and would be in simplest form as shown in the sketch.

A Public Hearing was waived due to little or no interest or effect on the Public.

Findings of Fact-

1. There will be little or no negative 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; and,
4. Warren County finds no significant impact.

Conditions for Approval-

1. All lighting is to be downcast.

SEQR unlisted Action Part II- In agreement with no or small impact.

A motion was made by Bob Walp to Approve #SPR2020-02 with Conditions and Finding of Fact, and SEQR negative declaration was presented. The motion was seconded by George Hilton with all Board Members in favor, non-opposed, the motion was carried 6-0.

#SPR2020-03: Donna Vanderwarker (Agent: Rob Hitchcock) is seeking Site Plan Review approval for the construction of a 24' x 40' addition to the existing commercial building (Former Day Care Center). Addition to be used for unheated storage. Property is located at 18 Be-At-Ease Lane, identified by Tax Map Parcel #: 104.14-1-32.121, in Zoning District Hamlet.

Chairman Little read the Site Plan Review to the Board. Rob Hitchcock representing Donna Vanderwarker presented the request in which they would be increasing the size of the building as an emergency action to save the building. Mr. Nick asked if the boundary line was no longer present and Mr. Hitchcock responded yes. Chairman Little asked if this would put the building closer to the boundary line, and Mr. Hitchcock responded yes.

Mr. Hitchcock stated that the building addition will be completed on the existing foundation. Jeremy Little, Zoning Administrator, stated that this complies with the setback.

A discussion took place on the need for a Public Hearing. Bob Walp stated that with it being located in the Hamlet there may be neighbors that want to speak.

Findings of Fact-

1. There will be little or no negative 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 negative impacts on the environment;
4. The proposed project is an unlisted action;
5. Warren County finds no significant impact; and,
6. There will be No Public Hearing due to negligible interest from the Public.

Chairman Little stated that there is some urgency with this project in order to save the building.

Mr. Nick asked if we had received anything from the County, in which the Chairman stated that we had.

Mr. Hilton asked if there would be any tree removal, in which Mr. Hitchcock stated that there would be no tree removal.

Conditions for Approval-

1. The addition to the building will only be used for storage.

A motion by George Hilton to approve #SPR2020-03 with Findings of Fact, Conditions for Approval, SEQR unlisted action and negative declaration. The motion was seconded by Vanessa Hutton with all Board Members in favor, the motion was approved 6-0.

#SPR2020-04: Chris Campbell is seeking Site Plan Review approval for the use of a portion of the existing building as a small engine repair business. Property is located at 54 Riverside Dr., identified by Tax Map Parcel #: 104.10-6-8, in Zoning District Hamlet.

Chairman Little read the Site Plan Review to the Board. Chris Campbell owner of the Building and Cody Heckman who would be running the Small Engine Repair Business were present at the meeting and presented their request. John Nick asked how the materials would be stored? Mr. Heckman stated that they would be stored in drums and collected. Mr. Nick asked where the materials in the drums would be stored? Mr. Heckman stated that they would be stored outdoors. Mr. Nick asked about retainment for the Wetlands on the property. Mr. Heckman stated that nothing is in place at this time. Mr. Nick asked about the septic. Mr. Campbell stated that there is a 1,000 gallon tank according to the previous owner with only one restroom, however, they could not locate the septic during the winter. Mr. Nick stated that the property is located close to wetlands and asked if there was an existing restroom. Mr. Campbell stated that there is an existing restroom. The Board Members are concerned with the septic. Mr. Campbell stated that he is attempting to get Mr. Heckman up and running. Chairman Little stated that there would be a Public Hearing.

Chairman Little asked the following questions-

1. Where will materials be stored?
 - a. Outback of the building
2. How far would materials be stored from Chester Creek?
 - a. Does not know
3. Noise Levels when testing equipment
4. Waste Oil Storage
5. Storage Location
 - a. On side of building
6. Where would work be completed
 - a. Inside of building
7. Snowmobile Traffic
 - a. They would be trailered into the shop

Mr. Campbell stated that they had built an exhaust system. Chairman Little asked if there would be any modification to the outside of the building, in which Mr. Campbell responded that there would not be. Mr. Nick asked if C & C Construction was operating from the location as well. Mr. Campbell stated that the business is only using the property for storage at this time. Mr. Nick stated that Page 2 of the application was missing and the Zoning Administrator stated that it has been printed off. Mr. Nick asked if the application should be modified to show the applicant being Mr. Heckman, the Zoning Administrator replied that this has already been completed.

Supervisor Craig Leggett stated that the applicant and property owner should be aware of the drainage through the back of the property.

Mr. Walp asked for a better plot plan.

A motion was made by John Nick to deem #SPR2020-04 complete and schedule a Public Hearing for March 16, 2020. The motion was seconded by Vanessa Hutton with all Board Members in favor, non-opposed, the motion was carried 6-0.

Chairman Little stated that they would be sending #SPR2020-04 to the county for review.

The Board discussed and stated that they had no issue with Mr. Heckman getting operations going pending review from the Planning Board.

#SPR2020-05- Sterling Well Drilling, Inc. is seeking Site Plan Review approval for the use of the property for a well drilling business. Proposal also involves the use of the existing 40' x 80' commercial building for office space, construction of a new 60' x 80' building for equipment storage, and demolition of existing structures on the property. Property is located at 8012-8014 State Route 9, identified by Tax Map Parcel #: 36.3-2-22, in Zoning District Hamlet.

Chairman Little read the Site Plan Review to the Board. Rob Simon of Smith & Simon LLC representing Sterling Well Drilling, Inc. presented the information to the Board including that they currently operate at the Gill Property at the intersection of Friends Lake Road and Knapp Hill Road in Chestertown and would like to relocate to the Family Deli property on Route 9 in Pottersville. There are Wetlands located 300 feet from the project. The existing building would be used for office and has a current septic. The sign would go on the side of the building facing the road. Work from the business would not be completed on the property. It would be a crew out in the morning and returning in the evening sort of situation.

Chairman Little asked if equipment would be visible from Route 9, in which Mr. Simon responded that it would not be. Mr. Nick asked if this has gone to the county for review, in which the Chairman responded that it had not, however, it would be. Mr. Hilton asked about outside storage on the property in which Mr. Simon responded that there would be a storage rack close to the current family deli building. Mr. Hilton asked if there would be any removal of trees in which Mr. Simon responded stating that there would be to make room for building behind the deli and that the trees had reached the end of their life.

Chairman Little asked about neighbors to the property. Mr. Simon responded that no neighbors would be affected by the tree. The neighbors to the property include the Church, one house, and the building that is part of the Beadnell's RV Park.

Mr. Hilton asked about exterior lighting in which Mr. Simon responded that it will be downcast.

A motion was made by Bob Walp to deem #SPR2020-05 as complete and schedule a Public Hearing for March 16, 2020. The motion was seconded by Vanessa Hutton with all Board Members in favor, non-opposed, the motion was carried 6-0.

Sketch Plan Conference RE: Subdivision and BLA for Peckham Materials Corp. and KDBF Ventures, LLC.

Melissa Lescault of McPhillips, Fitzgerald, and Cullum LLP was present on behalf of the applicants.

Currently there are 20 lots and the end result would be 11 lots. A discussion took place and explanation of the color coding. John Nick asked for a Surveyor's Plan. Chairman Little stated that he felt that part of this was going to be a minor subdivision. Mr. Nick asked if all of the lots were going to be used for commercial. Ms. Lescault responded that this is an Industrial Zone. Chairman Little read the 2006 Meeting Minutes to the Board. Chairman Little stated that the Board could approve as the lines are flexible. The Zoning Administrator stated that he felt that it was a 4 lot subdivision and explained his reasoning to the Board.

Eric Schwenker of McPhillips, Fitzgerald, and Cullum LLP was also present.

Chairman Little stated that this could possibly be a 4 lot subdivision, boundary line adjustment is on their own and have to let the Board and town know what had been completed. The plan is to bring this to our next meeting

Kyle Prosett the Property & Special Projects Director for Peckham's Material Corp. was also present.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE: None

ADJOURNMENT:

George Hilton made a motion to adjourn the meeting at 8:35 p.m.; motion seconded by Mr. Nick. Motion carried 6-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board