



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
FEBRUARY 25, 2019**

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

ATTENDANCE:

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

PUBLIC HEARINGS: None.

MINUTES:

Mr. Nick made a motion to accept the minutes from the January 28, 2019 regular meeting; motion seconded by Chairman Little. Motion carried 5-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for January 2019
- Agenda and Registration Form for the 22nd Annual Adirondack Park Local Government Day Conference in Lake Placid on April 3rd and 4th.

OLD BUSINESS: None.

NEW BUSINESS:

#SPR2019-01: Stewarts Shops Corp. is seeking Site Plan Review approval for the construction of a new 3,696 square ft. convenience store and an approximately 3,212 square ft. gasoline canopy. Property is located at 6151 State Route 8, identified by Tax Map Parcel #: 87.20-1-1, 87.20-1-7, 87.20-1-8, in Zone Classification Hamlet.

Ryan Rubado from Stewart's Shop Corporation presented the proposal. Mr. Rubado stated that the convenience store is 3,696 square ft. with a non-heated shed to the rear of the building. With the non-heated shed, the building would total 3,893 square ft. The project also includes a larger canopy with 6 dispensers and a high flow diesel dispenser. Mr. Nick mentioned that on the Site Plan the parking spaces marked as "#16" and "#24" were included twice. Mr. Rubado mentioned that there will be plenty of parking onsite and also stated he has had discussions with NYSDOT (Region 1). There have been no objections from NYSDOT with access off State Route 8. Mr. Rubado stated that they will be acquiring land from Ron Gill and in exchange Stewarts will give land back for access to the quarry.

Mr. Nick questioned if NYSDOT has raised any concerns regarding the proposed pole sign being so close to the property line. Mr. Rubado stated that the State's main concern is that there should be sufficient "line of sight". The property ROW line is setback 35 ft. + from State Route 8 and the sign will be 15 ft. in height. He mentioned the on-site septic and stormwater control measures and also stated there will not be a permanent generator on-site. Mr. Rubado said that the submission of the Site Plan is more of a preliminary sketch plan review to gather input from the Board members, with a final Site Plan submitted which would include plans for stormwater, grading, Construction is scheduled to begin by July 1st.

Mr. Nick mentioned that under Section 7.04(C)(2)(b) of the Zoning Local Law, it states that no more than two (2) business signs may be erected or maintained. He further went on to indicate that according to Section 7.04(C)(2)(f) it states "no more than one (1) pole sign may be erected or maintained... shall not exceed fifteen (15) square ft." As a result, Mr. Nick believed that based on what has been submitted for signage, variance(s) will be required. Brief discussion ensued regarding the proposed signs and variances required. Mr. Rubado mentioned the lighting and that the brightest portion will be under the canopy. The LED fixtures are downcast. Mr. Hilton asked if there were cut sheets for the fixtures and Mr. Rubado stated he would submit them to the Board. Color scheme of the proposed building was briefly discussed and Mr. Rubado stated that it could be adjusted to the Board's liking if the "Adirondack theme" was preferred.

Chairman Little stated that there are no wetlands on the property and the proposal is not classified as a Class A Regional Project. Chairman Little reviewed *Section 7.06: Off-Street Parking and Loading* of the Zoning Local Law and based on the proposed plan and dimensions of the building, 37 parking spaces are required and 44 are proposed. Chairman Little read *Section 7.06(A)(6)* of the Zoning Local Law regarding buffer planting and landscaping. Mr. Rubado said that perennial beds, flowering shrubs, and ornamental trees are common in their landscaping plan, which he will provide to the Board. Mr. Rubado briefly explained the water runoff and that it will be no higher than what naturally leaves the site at the present time.

Chairman Little referred to *Section 7.20(B): Commercial Siting and Design Guidelines, Landscaping* regarding the requirement for a landscape plan for all development along state highways. Section 7.20(C) was also read by Chairman Little and specifically Section 7.20(C)(3) which states "Off-street parking should be screened from a public street or residential uses". Chairman Little believed that with the new landscaping, the parking will be screened or "softened" and if the statement is interpreted in the way that it is written, the parking lot or the store would not be visible from State Route 8, which is unrealistic.

Mr. Rubado briefly explained that there will be a boundary line adjustment associated with the proposal. Chairman Little stated that a demolition permit will be required for the removal of the old store. Mr. Rubado stated that there are staff and NYSDEC officials that will be on-site during the removal of the tanks.

There was brief discussion regarding the project being classified as an Unlisted or Type II action. Mr. Hilton mentioned that he would have to look into the SEQRA Handbook to determine the classification. Mr. Rubado mentioned that most of the projects are classified as Type II. Mr. Hilton stated that he did not believe the project would require a Long EAF and that if a short EAF was submitted for the proposal it would be covered.

Chairman Little stated that the development of Stewart's is an important part of the entrance to the Town of Chester. Mr. Nick believed that the design of the North Creek Stewart's fits in well with the surroundings. Mr. Walp thought that the "Adirondack" color scheme would be a better fit for the Town of Chester. There is an existing well on the property of the existing Stewart's store and a well that also exists on the parcel currently owned by Alpha Enterprises.

Mr. Rubado was unsure if a Stormwater Pollution Prevention Plan (SWPPP) would be ready by the March 18th meeting. The completed application for the project will require referral to the Warren County Planning Department. Chairman Little said that the SWPPP should be included with the Application to determine completeness. Mr. Rubado stated he would reach out to the Engineer for the SWPPP. As the project will require submission of a boundary line adjustment (BLA) request and variances for the proposed signs, a brief discussion ensued regarding tentative meeting dates for Planning Board/ZBA and application submission deadlines. Chairman Little stated that if the request for a BLA is received by the application deadline, the boundary line adjustment could be reviewed by the Board at the March 18th meeting. Mr. Rubado will tentatively file a Variance Application by March 6th and a BLA Application by March 8th.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE:

Secretary stated the registration deadline for any Board members interested in attending the Adirondack Park Local Government Day Conference is March 8th. Discussion ensued regarding the boundary line adjustment request associated with the Stewart's proposal (#SPR2019-01) and if it would be considered a minor two lot subdivision if the conveyance exceeded the permitted threshold of .5 acres.

ADJOURNMENT:

Mr. Ellsworth made a motion to adjourn the meeting at 8:03 p.m.; motion seconded by Mr. Hilton. Motion carried 5-0.

Respectfully submitted,

Jeremy J. Little
Secretary