



**MINUTES OF MEETING  
TOWN OF CHESTER  
PLANNING BOARD  
FEBRUARY 26, 2018**

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

**ATTENDANCE:**

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

In the absence of Al Muench, George Stannard sat on the Board in his place.

**OLD BUSINESS:** None.

**#SPR2018-01:** Sarah Harvey is seeking Site Plan Review approval for the use of an existing vacant commercial storefront as a hair salon. Property is located at 102 Riverside Dr., identified by Tax Map Parcel #: 104.10-6-23, in Zone Classification Hamlet.

Chairman Little briefly read the motion for #SPR2018-01 made last month by Ms. Hayes. Chairman Little stated that the Board has received the recommendation from the Warren County Planning Department regarding the proposal and it was determined that there would not be any significant inter-municipal or county-wide impacts to the items identified in GML §239.

Mr. Nick made a motion to approve **#SPR2018-01**; motion seconded by Mr. Hilton. Motion carried 5-0.

**NEW BUSINESS:**

**#SPR2018-02:** Craig R. Leggett and Daniel C. Leggett are seeking Site Plan Review approval for timber harvesting, on property located at Rock Ave, identified by Tax Map Parcel #: 121.7-1-1, in Zone Classifications Hamlet and Moderate Intensity.

Craig Leggett presented the proposal. Mr. Leggett stated that approximately 9 acres of the property will be timber harvested and permission has been granted by the Town Highway Superintendent to allow for creation of a road accessing the header as well as installation of a culvert. Mr. Leggett mentioned e-mail correspondence between himself and the Adirondack Park Agency regarding interpretations of forestry use either being an allowed use by right, allowed use with Zoning Certificate, or subject to Site Plan Review. Chairman Little briefly explained that Section 4.02(G): Use Chart for Moderate Intensity states that forestry use is subject to Site Plan Review. However, Chairman Little read Section 4.02(A), which states, "A use shall be allowed by right in a district if it is listed in the schedules of regulations as an allowed use for that district, or is a forestry use or an essential service, provided all other requirements of this Local Law are met." Chairman Little believed that there maintains a conflict between Section 4.02(G) and Section 4.02(A). Mr. Leggett mentioned his communication with the APA and found that if forestry use is not listed under the

Use Chart for a particular district and not subject to Site Plan Review or allowed with a Zoning Certificate, that it would be an allowed use by right, according to Section 4.02(A). The property being timber harvested is located in the Hamlet and Moderate Intensity Zone Classifications; however, most of the timber harvesting will be done in the Moderate Intensity portion of the property. Mr. Nick questioned if the timber harvesting will occur in the wetland area of the parcel and in response, Mr. Leggett said a portion of the harvesting will be done there. No stream crossings will be affected during the harvesting. Chairman Little mentioned that the proposal will require referral to the Warren County Planning Department.

The Board agreed to answer and mark questions 1-11 in Part II of the Short Environmental Assessment Form as “No, or small impact may occur.”

Mr. Ellsworth made a motion to deem Application **#SPR2018-02** complete and to have the Secretary send to the County for recommendation; motion seconded by Mr. Nick. Motion carried 5-0.

**#SPR2018-03:** Wendi Baird is seeking Site Plan Review approval for a dog grooming service business, located at 6377 State Route 9, identified by Tax Map Parcel #: 104.10-8-11, in Zone Classification Hamlet.

Mrs. Baird presented the proposal. She stated she would like to open a business in the Town for the grooming of dogs, which she has been doing for eight years. She has approximately 350 clients that are all in the North Country area. The business will focus on the grooming of one dog at a time and appointments will be scheduled so that two dogs would not encounter one another. Her hours of operation will most likely be Monday through Saturday from 8 a.m. to 5 p.m. There will be no kennels or crating provided at the business location. The proposed sign will not be illuminated and will measure approximately 24” x 19”. Existing downcast lighting will be used and will be turned off after hours of operation.

Mr. Nick questioned where the parking will be located for the business. Mrs. Baird mentioned that her clients will not stay as they will be dropping off or picking up their dogs. Employees will park their vehicles in the back of the building. Mr. Nick stated that the requirement has to be addressed and after reviewing the off-street parking schedule under Section 7.06(B), he believed the closest use to classify the proposed business as would fall under “Retail Store”, which requires 1 space for each 100 sq. ft. of gross floor area. As the building is noted as being 872 sq. ft. on the Site Plan, Mr. Nick stated that she would need 8 to 9 parking spaces which he believed is excessive for her proposal. Chairman Little mentioned that since Mrs. Baird would only have one client at a time, he did not feel a need for 8 parking spaces. Brief discussion ensued regarding parking.

Chairman Little stated that the application will require referral to the Warren County Planning Department as it is located on State Route 9. Mr. Ellsworth pointed out that under Section 7.06, it states “For uses not specified in Paragraph B, the Planning Board may establish parking requirements consistent with those specified in Paragraph B.”

Mr. Hilton made a motion that the Board finds **#SPR2018-03** complete, send the Application to the County for review, and review the Application at the March 19<sup>th</sup> meeting; seconded by Mr. Ellsworth. Motion carried 5-0.

**#SPR2018-04:** Loonhaven Realty LLC (Michael Farella) is seeking Site Plan Review approval for timber harvesting, on property located at 7199 State Route 9, identified by Tax Map Parcel #: 69.-1-63, in Zone Classification Moderate Intensity.

John Bradway presented the proposal and acted as Agent, as the property owner was unable to attend the meeting. Mr. Bradway stated that there is no access to the back of the property from the front of the parcel on State Route 9, as there is an existing septic system on the property which is situated in the middle of the access road which leads to the rear of the property.

Mr. Bradway briefly discussed the access to the property would be through a nearby property owner's driveway and right-of-way. Mr. Bradway said that the timber is mature and a clear-cut will not occur on the property. He also mentioned that he proposes to timber harvest the property in fall of 2018. Mr. Nick stated he would like to recuse himself from the Board for the proposal as he is President of the Loon Lake Park District Association and the property is located within the District. Mr. Nick said he did not have an issue with the project but did not feel he should vote on it. Chairman Little stated that the proposal will require referral to the Warren County Planning Department.

Mr. Hilton made a motion that the Board finds **#SPR2018-04** complete, refer the Application to Warren County for review, and review the Application at the March 19<sup>th</sup> meeting; motion seconded by Mr. Stannard. Motion carried 5-0.

**MINUTES:**

Mr. Ellsworth made a motion to accept the minutes for the January 22, 2018 meeting; motion seconded by Mr. Nick. Motion carried 5-0.

**CORRESPONDENCE:** Zoning Administrator and Sanitary Code Enforcement Officer's Activity Report for January 2018.

**PUBLIC PRIVILEGE:** None.

**BOARD PRIVILEGE:** None.

**ADJOURNMENT:**

Mr. Ellsworth made a motion to adjourn the meeting at 7:50 p.m.; motion seconded by Mr. Hilton. Motion carried 5-0.

Respectfully submitted,

Jeremy J. Little  
Secretary