



**MINUTES OF MEETING  
TOWN OF CHESTER PLANNING BOARD  
Regular Meeting  
January 25, 2021**

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

**ATTENDANCE:**

Chairman Paul Little, George Hilton (Via Zoom), Pat Powers, Al Matrose (Via Zoom), Greg Taylor (Via Zoom), Bob Walp (Via Zoom), Jack D. Bartlett (Secretary), and Jeremy J. Little (Zoning Administrator) (Via Zoom). Absent was John Nick.

**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.\*\*

No one was present to speak on this Site Plan Review.

**MINUTES:** A motion was made by Pat Powers, Seconded by Greg Taylor to approve the December 21, 2021 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, Mr. Walp- Abstained, Mr. Hilton- Yes, Mr. Taylor- Yes. Motion carried with 5 in favor, 1 abstained.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for December 2020;
- Adirondack Park Agency Minor Public Notice (Application Received) dated January 11, 2021 and received by the Zoning Office on January 13, 2021 RE: APA Project No. 2021-0002 Two Lot Subdivision, on/near Lane Road (TM #s: 33.-2-15 and 33.-2-17).

**OLD BUSINESS:**

**#SPR2020-13:** Loon Lake RV Park LLC (Tim Beadnell) is seeking Site Plan Review approval to finish and renovate the upstairs of the existing Camp Store to offer coin operated video games and coin operated laundry (2 sets). Property is located at 5400-5408 State Route 8, identified

by Tax Map Parcel #: 103.-1-18.1, in Zoning District Low Intensity **\*\*TABLED UNTIL FURTHER NOTICE BY REQUEST OF APPLICANT\*\***

By the request of the applicant this Site Plan Review was tabled until further notice.

**#SPR2020-16:** John and Laura Dygert are seeking Site Plan Review approval for the construction of a 30' x 30' Addition to an existing 56'-8" x 24'-8" Two-Bedroom Single Family Dwelling which will increase the square footage of the existing single family dwelling by more than 50%. The addition will consist of a full basement, two bedrooms and living area with access to basement. Property is located at 122 Stone Bridge Road, identified by Tax Map Parcel #: 35.2-1-6, in Zoning District Moderate Intensity.

No one was present for this request.

### **NEW BUSINESS:**

**#SPR2021-01:** Clinton McKenna is seeking Site Plan Review approval for the renovation of an existing building (former Pottersville School and Word of Life Fellowship Offices) to twenty-two (22) residential apartment units. Proposal also includes the removal of an existing maintenance building and shed, construction of a covered main entrance, screened refuse area, potential future construction of (2) Four-Bay and (1) Nine-Bay parking garages and addition of second floor for seven (7) additional apartment units. Property is located at 71 Olmstedville Road, identified by Tax Map Parcel #: 35.4-2-47, in Zoning District Hamlet.

Brett Winchip from Winchip Engineering and Clinton McKenna were present at the meeting. Mr. Winchip stated that work would be completed in Two Phases-

Phase One: This part of the project will happen. Renovation of the building, 22 Apartments, 39 bedrooms. Each apartment unit will consist of 1 to 2 bedrooms. First Floor will include tenant amenities, Elevator Service. Minor reconfiguration of the driveway.

Phase Two: Will occur based on monetary figurations. Additional 7 apartments, and Parking Bays

A New Waste Water Plan has been submitted with a Flow Test completed on the hydrants which meet the needs of the project. The proposed sign meets the Sign Code. Lighting changes will be minimal.

Chairman Little asked about increased Traffic Levels. The traffic will not increase based on the previous usage. Chairman asked if the sidewalk extended to the school, yes it does meaning that the tenants could go downtown if they wanted too. Will State Energy Code Requirements be met? Yes, the State codes will be met 100%.

Pat Powers questioned if the apartments would be 55 year old and up apartments. The applicant stated that that was correct. He stated that the applicant might want to consider a sidewalk from the site to the Pottersville Playground.

Al Matrose asked about the Water Study. The applicant stated that Tom Suozzo was going to be submitting a letter regarding the Water Flow Testing that was completed.

Chairman Little read from Page 37 of the Town of Chester Zoning Local Law in regards to the Considerations that the Planning Board should take to considering approvals.

Zoning Administrator Little stated that the Sign Location as proposed would not meet the current Zoning Code. The applicant stated that they would move the sign back on the final submittal.

Greg Taylor stated that he would like to see a Performance Bond to ensure that the Project is completed. Chairman Little asked what will happen if the project was not completed. The applicant stated that the lenders would speak on behalf of the bond and the applicant will review prior to the Public Hearing.

Al Matrose asked about the SPDES Permit prior to the Public Hearing. The applicant stated that the SPDES Permit had already been designated.

A motion was made by Al Matrose, Seconded by Greg Taylor to declare the Application Complete, Send to Warren County for review, and schedule the Public Hearing for February 22, 2021. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Powers- Yes, Mr. Hilton- Yes, Mr. Walp- Yes, Mr. Matrose- Yes, and Mr. Taylor- Yes. The motion was carried 6-0.

**PUBLIC PRIVILEGE:** None

**BOARD PRIVILEGE:** None

**ADJOURNMENT:**

Pat Powers made a motion to adjourn the meeting at 7:30pm.; motion seconded by Bob Walp. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Walp- Yes, Mr. Hilton- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, Mr. Matrose- Yes. The motion carried 6-0.

Respectfully submitted,

Jack D. Bartlett  
Secretary  
Planning Board