



**MINUTES OF MEETING  
TOWN OF CHESTER PLANNING BOARD  
JANUARY 27, 2020**

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

**ATTENDANCE:**

Chairperson Paul Little, George Hilton, Bob Walp, George Stannard, Al Matrose, Vanessa Hutton, John Nick, Jack D. Bartlett (Secretary), and Jeremy J. Little (Zoning Administrator).

**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**.

**#SPR2019-16:** Steven Meade is seeking Site Plan Review approval to utilize the existing 36' x 40' shop for an excavation business, which will include the storing and repair of trucks/equipment and sandblasting of raw steel products to recondition truck bodies and equipment. Property is located at 24 Hill Park Rd., identified by Tax Map Parcel #: 120.9-1-4, in Zoning District Moderate Intensity.

Chairman Little read the Site Plan information to the Board. Steven Meade presented a recap of what he was requesting with his proposal and asked the Board if they had any questions. Mr. Nick asked Mr. Meade the following-

Will your business be the only business conducting business at 24 Hill Park Road? Mr. Meade responded yes.

Will the bunker be a permanent structure? Mr. Meade responded that the bunker being canvas was not set in stone, and was not permanent and could be moved. The bottom portion would be permanent.

Will there be side curtains that close when sand blasting is being conducted? Mr. Meade responded yes.

Is there a concrete floor and walls intended as in the photo at 24 Hill Park? Mr. Meade responded that there will be a concrete floor to the bunker.

How wide is the opening in the stockade fence that vehicles will pass through? Mr. Meade responded 30-40'.

Paint Completion date no later than May 31, 2020. Mr. Meade agreed to this.

Fence Completion date no later than April 30<sup>th</sup>, for the record is that 2020. Mr. Meade responded yes.

Are you okay with the information that you have provided the Town of Chester in writing or verbally to become part of the record and as a condition for the approval if SPR2019-16 is accepted? Mr. Meade responded yes.

The Board reviewed Part I of the Short Environmental Assessment Form. The only discussion on the assessment took place in regards to storm water discharge to other sources and water- Mr. Meade stated that he would contain it on the property as much as he could. Mr. Matrose stated that he is not increasing storm water discharge from the property.

Mr. Stannard stated that the fencing will make it possible so that no one can really see anything from nearby properties. The property would be visible to people driving by the property; however, they would have to be looking hard for it. Mr. Walp asked about crushed stone on the property and Mr. Meade responded that there will be crushed stone. A discussion took place regarding the current Town of Chester's Zoning Local Law not allowing for an additional principal building and would the bunker be considered an additional principal building. In accordance to Page 15 definitions the Board felt that because the bunker has a removable roof that it would not be considered a structure.

Chairman Little clarified some questions that were brought to his attention-

Will painting be completed inside? Mr. Meade responded yes.

Do you have paperwork for chemicals? Mr. Meade responded yes.

Additional lighting that would interfere with the dark sky of the area- Mr. Meade responded that the work would be completed during normal business hours. The Board requested that exterior lighting be downcast.

Large Truck Turnaround- Mr. Meade stated that there is no way a truck can turn around on Hill Park Road. He stated that this may have happened in the past when members of his team were unable to maneuver or be familiar with the property; however, it will not continue with the setup and layout of the property.

Having been duly advertised, Chairman Little opened the Public Hearing at 7:20pm.

No comments were made during the Public Hearing.

A motion to close the Public Hearing by Mrs. Hutton, Seconded by Mr. Hilton. With all members in favor, non-opposed, the motion was carried 7-0.

Conditions of Approval-

1. Adequate Screening by May 31<sup>st</sup> with No Permit required by the Town of Chester;
2. Building Appearance work completed by May 31, 2020;
3. Lighting is downcast and not hindering the dark sky;
4. Hours of Operation are 7am-5pm Monday-Saturday for Sandblasting;
5. Sandblasting only takes place in the bunker; and,

6. Applicant will adhere to the questions asked by Mr. Nick during the meeting including:
  - a. Mr. Meade will be the only business conducting business at 24 Hill Park Road
  - b. The bunker would be a permanent structure, however, could be removed
  - c. There will be a concrete wall and floor intended as in the photo at 24 Hill Park Road.
  - d. The opening to the Stockade Fence would be 30-40ft.
  - e. Paint work would be completed no later than May 31, 2020
  - f. Fence completion date no later than April 30, 2020
  - g. Mr. Meade stated he was okay with the information provided to the Town of Chester in writing and verbally to become part of the record as a condition of the approval of SPR2019-16.

Mr. Hilton asked about vegetation on the proposal and if it was already existing. Mr. Meade responded yes that it was already existing.

The Board requested that there be curtains on each end of the bunker. Mr. Meade agreed to this and stated that he would take care of this.

Mr. Meade agreed to the conditions as presented by the Board.

Findings of Fact for **#SPR2019-16**:

1. There will be little to no negative impact on public health, safety, and general welfare and satisfies all concerns as stated in Section 5.06(E) of the Town of Chester Zoning Local Law;
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 Warren County Planning Department finds no significant County-wide impact.

The Board reviewed and completed Part II of the short EAF and agreed answers to questions 1-11 are "no, or small impact may occur".

Mr. Nick made a motion to approve **#SPR2019-16**; motion seconded by Mr. Matrose. With all members in favor, non-opposed, the motion was carried 7-0.

**#SPR2019-19:** Butler Loop LLC (Wesley Butler) is seeking Site Plan Review approval for the continued use of an automobile repair center and used vehicle sales, on property located at 6249 State Route 9, identified by Tax Map Parcel #: 104.14-1-44.1, in Zoning District Hamlet.

Chairman Little read the information for the Site Plan Review to the Board. Zachary Monroe representing Mr. Butler was present and presented the proposal. It was stated that the Zoning Board of Appeals approved the Variance Request during their December 2019 Meeting. Mr. Nick asked if the existing shed would eventually be removed? Mr. Butler stated that the shed would remain and they would be adding an additional shed as well.

Conditions of Approval-

1. Stockade Fence to have a height of six (6) feet;
2. There will be two points of ingress and egress to the property; and,
3. Wrecked vehicles will not sit on the property for more than 6 weeks

Having been duly advertised, Chairman Little opened the Public Hearing at 7:53pm.

No comments were made during the Public Hearing.

A motion to close the Public Hearing by Mr. Walp, Seconded by Mr. Hilton. With all members in favor, non-opposed, the motion was carried 7-0.

#### Findings of Fact for **#SPR2019-19-**

1. There will be little to no negative impact on public health, safety, and general welfare and satisfies all concerns as stated in Section 5.06(E) of the Town of Chester Zoning Local Law;
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 Warren County Planning Department finds no significant County-wide impact.

Chairman Little stated that the Zoning Board of Appeals has approved the use Variance.

The Board reviewed and completed Part II of the short EAF and agreed answers to questions 1-11 are “no, or small impact may occur”.The Board determined the proposal is an Unlisted Action.

Mr. Stannard made a motion to approve **#SPR2019-19**, seconded by Mrs. Hutton. With all members in favor, non-opposed, the motion was carried 5-0.

**MINUTES:**Mr. Matrose made a motion to approve the Minutes from the December 16, 2019 Meeting of the Planning Board, the motion was seconded by Mr. Hilton. With all members in favor, non-opposed, the motion was carried 7-0.

#### **CORRESPONDENCE:**

- Zoning Administrator’s Activity Report for December 2019.
- Amended Site Plan for #SPR2019-19 for fifty (50) proposed parking spaces with a proposed 12’ x 24’ (or smaller) storage building, received by the Zoning Office on December 18, 2019.
- Save-The-Date Flyer for the 2020 Adirondack Park Local Government Day Conference on Wednesday and Thursday, April 29 & 30, 2020.
- Letter from Steven Meade received by the Zoning Office on January 16, 2020 RE: #SPR2019-16 in response to requested information, with attached documents and photographs.
- Correspondence from June Maxam RE: #SPR2019-19, received by the Zoning Office on January 21, 2020.
- E-mail received from Al Muench RE: #SPR2019-16, dated January 21, 2020 and received by the Zoning Office on January 21, 2020.
- Warren County Planning Department Project Review and Referral Forms, reviewed by Department on January 21, 2020, for #SPR2019-16, #SPR2019-19. Forms received by the Zoning Office on January 23, 2020.
- Correspondence from June Maxam RE: #SPR2019-19, dated January 24, 2020 and received by the Zoning Office on January 27, 2020.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**#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 was present and represented himself in presenting his plan. Mr. Hamblin stated that the machines would be housed inside of his building or behind the building and would not visually impact the area. Any equipment that was running would stay within the building. Mr. Nick asked if there was a door large enough to allow for equipment to enter the building. Mr. Hamblin stated that there is a door large enough in the rear of the building. Mr. Matrose asked about waste oil and disposal. Mr. Hamblin stated that it would be contained and the barrel would be pumped out. Mr. Walp asked about business hours. Mr. Hamblin responded that as of now, he is thinking Monday-Saturday 8am-5pm, has not decided for sure yet. Chairman Little stated that Rich Dwyer owns the building. Mr. Matrose asked about the other tenant in the building (Garnet Signs) and how they felt about the addition of Mr. Hamblin's business to the property. Mr. Hamblin responded that the owner is excited. Chairman Little stated that if the applicant could get a letter from Garnet Signs it would help with the approval. Mr. Hamblin agreed to this. Mr. Hamblin plans to open in Spring 2020. Mr. Hilton asked about signage. Mr. Hamblin stated that he has not decided yet, however; does not believe that he will need more than a decal on the door. Chairman Little asked about any exterior changes to be made by Mr. Hamblin, the applicant responded that he would not be making any such changes.

Part I of the Short Environmental Assessment was reviewed by the Board.

A Public Hearing was scheduled for the February 24, 2020 meeting of the Planning Board.

Mr. Matrose made a motion to declare **#SPR2020-01** as complete and schedule the public hearing, seconded by Mrs. Hutton. With all members in favor, non-opposed, the motion was carried 7-0.

**#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 information to the Board. Dan Manna representing the Bobel's presented the proposal to the Board. The Board had no questions on the proposal or the Short Environmental Assessment and felt that there was no or small impact to the property. The Board reviewed and completed Part II of the short EAF and agreed answers to questions 1-11 are "no, or small impact may occur". The Board determined the proposal is an Unlisted Action.

Mr. Hilton made a motion to schedule a Public Hearing for **#SD2020-01** on February 24<sup>th</sup>, 2020, the motion was seconded by Mr. Nick. With all in favor, non-opposed, the motion was carried 7-0.

**PUBLIC PRIVILEGE:** None.

**BOARD PRIVILEGE:**

Mr. Nick stated that there is a business operating in the Old Radio Shack building on Riverside Drive. Zoning Administrator Little stated that the Zoning Enforcement Officer is aware and has sent a letter to the property owner.

**ADJOURNMENT:**

Mr. Stannard made a motion to adjourn the meeting at 8:14p.m.; motion seconded by Mr. Matrose. Motion carried 7-0.

Respectfully submitted,

Jack D. Bartlett  
Secretary  
Planning Board