



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
July 20, 2020**

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

ATTENDANCE:

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

Greg Taylor (Alternate) sat on the Board in the absence of Vanessa Hutton.

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**. A discussion took place regarding keeping the Public Hearing Open. The Board Members agree to keep the Public Hearing Open at this time.

MINUTES: Bob Walp made a motion to approve the Minutes of the June 15, 2020 Meeting of the Town of Chester Planning Board. The motion was seconded by John Nick. A roll call vote was called by Secretary Bartlett-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 7-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for June 2020
- Warren County Planning Agency Referral Form, reviewed on June 22, 2020 for #SPR2020-07, #SPR2020-08, #SPR2020-09, and #SPR2020-10. Forms received by the Zoning Office on June 23, 2020.

- Major Project Public Notice with location map from the Adirondack Park Agency dated June 16, 2020 and received by the Zoning Office on June 16, 2020 for Project No. 2020-0114 RE: Word of Life Fellowship, Inc.'s proposal for the installation of four (4) 80-foot-tall lighting poles to illuminate a soccer field.
 - Chairman Little read the Correspondence received from the Adirondack Park Agency and asked the Board Members present if they had any comments to be forwarded along to the APA. The following key points came from the Board's Discussion-
 - Why do the poles need to be 80 feet in height?
 - What direction will the lighting be going in? The concern of the Board was the lighting with Schroon Lake and nearby properties
 - The Board felt that this was an incomplete application and did not have enough information on this application at the time of the meeting.
 - Will the effect of lighting be a detriment to nearby properties?
 - What hours will the field be illuminated?
 - What is the distribution of light?
 - Secretary Bartlett respond to the Adirondack Park Agency on behalf of the Planning Board. A copy of the response will be provided to Chairman Little and the Zoning Administrator.
- Request for Consultation from the Adirondack Park Agency dated June 30, 2020 and received by the Zoning Office on July 01, 2020 for Project No. 2020-0114.

OLD BUSINESS:

#SPR2020-07: Lindsay and Michael Cooper are seeking Site Plan Review approval for the construction of a three-bedroom single family dwelling, driveway, on-site septic wastewater treatment system, and well. The proposed land use and development will occur on the property where the slopes are in excess of 15%. Property is located at 22 Autumn Moon Lane, identified by Tax Map Parcel #: 19.-1-13.2, in Zoning District Low Intensity.

Chairman Little read the Site Plan to the Board Members present. Bret Winchip of Winchip Engineering representing the Cooper's was present at the meeting and provided a recap to the Board of the request that was presented at the June 2020 Meeting. Chairman Little reported that we had received a notice of negative findings from the Warren County Planning Department. Mr. Nick stated that he had no issue with the request. Part II of the Short Environmental Assessment Form was completed with no issues.

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. No Public Hearing will be required as the amount of public interest is negligible
5. The Board received notice of no impact from the Warren County Planning Department
6. On Site Septic must be to Town of Chester Standards

Conditions for Approval-

1. Installation of the Septic System and Well will meet Town of Chester Standards.

A motion was made by Chairman Little to approve #SPR2020-07 with the presented Findings of Fact and Conditions for Approval. The motion was seconded by Pat Powers. A Roll Call vote was called by Secretary Bartlett-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 7-0.

#SPR2020-08: Maureen Parker is seeking Site Plan Review approval for the construction of a three-bedroom single family dwelling, driveway, attached one-car garage, deck, covered front entry, on-site septic wastewater treatment system, and well. The proposed land use and development will occur on the property where the slopes are in excess of 15%. Property is located at Chester Shores View, identified by Tax Map Parcel #: 86.18-1-6, in Zoning District Moderate Intensity.

Chairman Little read the Site Plan to the Board Members. Ken Anderson (Via Zoom) representing Maureen Parker recapped their request for a Site Plan Review, including that they had received septic variance approval from the Town of Chester Local Board of Health in 2012 and variance approval by the Town of Chester Zoning Board of Appeals at their June 2020 Meeting. Mr. Nick asked who had designed the Septic System- Mr. Anderson replied that it has been designed by Jarrett Engineers.

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. No Public Hearing will be required as the amount of public interest is negligible
5. The Board received notice of no impact from the Warren County Planning Department
6. There was a 2012 Septic Variance approved by the Town of Chester Local Board of Health
7. An Area Variance was approved by the Town of Chester Zoning Board of Appeals
8. No comments were received from the Adirondack Park Agency

Conditions for Approval-

1. Only three bedrooms will be allowed in the single family dwelling;
2. Installation of the water supply well will meet Town of Chester Standards; and,
3. Septic wastewater treatment system will be designed to meet Town of Chester standards subject to the variance approved by the Town of Chester Town Board on April 10, 2012.

Part II of the Short Environmental Assessment Form was completed by the Board.

A motion was made by Chairman Little, Seconded by John Nick to approve #SPR2020-08 with the presented Findings of Fact and Conditions for Approval. A Roll Call Vote was called by Secretary Bartlett-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 7-0.

#SPR2020-09: Krystal Koopmann is seeking Site Plan Review approval for the construction of a 10' x 14' storage shed on the existing "Guiding Steps North" Dance Studio commercial property. Property is located at 5797 State Route 8, identified by Tax Map Parcel #: 87.-1-26, in Zoning District Hamlet.

Chairman Little read the Site Plan Review to the Board. Krystal Koopman was present at the meeting. Chairman Little reported that they had received a no County Impact notice from the Warren County Planning Department.

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. No Public Hearing will be required as the amount of public interest is negligible
5. The Board received notice of no impact from the Warren County Planning Department

Part II of the Short Environmental Assessment Form was Completed.

A motion to approve #SPR2020-09 was made by Chairman Little, seconded by John Nick with the presented Findings of Fact and Conditions for Approval. A Roll Call Vote was called by Secretary Bartlett-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 7-0.

#SPR2020-10: Word of Life Fellowship is seeking Site Plan Review approval for the construction of a 6' x 8' addition to an existing 8' x 8' accessory structure. 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 Site Plan to the Board. There was no representative from Word of Life present at the meeting.

Part II of the Short Environmental Assessment Form was completed.

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. No Public Hearing will be required as the amount of public interest is negligible
5. The Board received notice of no impact from the Warren County Planning Department

A motion was made to approve #SPR2020-10 by Chairman Little, Seconded by Bob Walp with the presented Findings of Fact. A Roll Call Vote was called by Secretary Bartlett-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 7-0.

NEW BUSINESS:

#SPR2020-11: Beadland Park LLC (Andy Beadnell) is seeking Site Plan Review approval for the construction of an 8' x 16' bathhouse and to revise the previously approved landscaping berm plan in connection with #SPR2016-03 (approved on 08/15/16) and construct two (2) berms instead of one (1) berm. Property is located at 8021-8035 State Route 9, identified by Tax Map Parcel #s: 36.3-1-12, 13, and 16, in Zoning District Hamlet.

Chairman Little read the Site Plan to the Board. Andy & Tod Beadnell were present at the meeting and reported that the berm is not 190 feet as previously approved as there has been a shortage on lumber due to the COVID-19 Pandemic. Mr. Beadnell stated that he is trying to cover the entire area. Mr. Nick stated that he has measured the two berms and they are not the approved length or anything close to measuring 190 feet. A lengthy discussion took place between Mr. Nick and Mr. Andy Beadnell. Tod Beadnell reported that the landscaping plan was revised and had been modified as it was in fact a "plan". Mr. Nick stated that he was concerned that the berms are significantly less than what was planned. Mr. Walp asked why did the drawing not get drawn to show 100 feet for the berms if that was not what was intended to be done? Chairman Little stated that he feels that a good faith effort to cover the berms is being done here and it would be a detriment to the applicant to add an extra 10 feet to get them to 100 feet.

Mary Schoembs of Adirondack stated that she feels that the work is being completed without approval and is causing citizens to lose faith in their government and specifically losing interest in this Board.

Mr. Nick stated that the issue with a Good Faith Effort is it was ahead of approvals and that he wants 16 feet and 17 feet added to the berms. He also stated that this body has an authority to hold everyone to the standards set forth by the Town of Chester. Mr. Walp stated that he agreed with Mr. Nick and that he felt there was an issue with the communication. A discussion took place between the Board and the Beadnell's regarding viable solutions to the issue. Mr. Matrose asked if the berms that had been installed were accomplishing what they were set out to do? He also stated that the plans need to show what has been built or what is being built needs to

match the plans. Mr. Hilton stated that the installed berms are doing their job for screening of the property.

Chairman Little presented a possible solution, which would be that the berms be extended to 23 feet. Mr. Nick stated that the berms needs to measure 190 feet total. Chairman Little requested that the Beadnell's update the plans. Mr. Nick stated that he would like to see the Berm Completion date extended to October 1, 2020.

Chairman Little reviewed the actions on the Beadnell Property that have been reviewed by the Board or are forthcoming. The Board has requested that the Beadnell's submit a revised plan with changes that the August 2020 Meeting of the Planning Board which will then be submitted to Warren County for review.

PUBLIC PRIVILEGE:

Preliminary presentation by Eric Ross of Lyme Adirondack Forest Company regarding the re-location of the existing and approved log yard on Peckham Materials Corp. property (TM #: 121.-1-48) to Tax Map Parcel #s: 121.-1-49, 50, 51, 52, 53, 54, 55, and 56 and 121.-1-64 & 65 (all TM #s currently owned by Peckham Materials Corp.

Chairman Little read the request by Lyme Adirondack Forest Company to make the Preliminary Presentation to the Board. Eric Ross of Lyme Adirondack Forest Company was present at the meeting and explained what they intend to do. They would like to stop leasing within the Peckham's Industrial Park and purchase their own property so that they can keep their business in Chestertown. They intend to purchase 12 acres from the Peckham's Industrial Park. They feel that they are a good business in the area and enjoy being able to support our local economy. The Adirondack Park Agency has done an initial review. They will be enhancing the entrance road located South of the existing entrance to Etain on State Route 9 in Chestertown.

The Board advised Mr. Ross and the company that they may want to merge Tax Parcels, they need to watch construction buildings over lot lines. Mr. Matrose asked if the existing roadway would be able to sustain the usage of Log Trucks or if a bridge would need to be built. Mr. Ross stated that there is a steel culvert that will suffice. The Board asked if the roadway was one lane and would cause an issue for oncoming and exiting traffic to the property. Mr. Ross stated that this will not be an issue as the roadway will be two lanes in areas that drivers will need to see each other. They will be bringing further documentation and an application to a later meeting of the Planning Board.

BOARD PRIVILEGE:

Secretary Jack Bartlett reported that he will not be present for the August 2020 Meeting and an Acting Secretary will need to be appointed.

Mr. Walp asked if an After the Fact Policy needed to be enacted. Mr. Nick stated that he is concerned with the visibility of the Board with the Community and the poor reflection that is taking place for the entire Board. A lengthy discussion took place regarding the Beadnell Site Plan, Enforcement of Zoning Laws, the need for the Town Board to come up with a policy for

approvals, the need for the Board to not be so accommodating, and that enforcement needs to start taking place by the Zoning Enforcement Officer.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 8:44 p.m.; motion seconded by Bob Walp. A roll call vote was called by Secretary Bartlett-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Taylor- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 7-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board