



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
June 15, 2020**

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

ATTENDANCE:

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

Secretary Jack Bartlett welcomed those members of the Board and Public that joined the meeting via Zoom and asked that members of the public please mute themselves and raise their hands if they have questions.

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**.

#SPR2020-06: Darren Alvaro is seeking Site Plan Review approval for the construction of an 800 square ft. stamped concrete patio with surrounding vinyl fence behind the rear of the existing commercial building (The Panther Mountain Inn/Tavern). Property is owned by ChefProf Real Estate, LLC, located at 6359 State Route 9, identified by Tax Map Parcel #: 104.10-7-6, in Zoning District Hamlet.

Chairman Little read the Site Plan Review information to the Board. Darren Alvaro representing ChefProf Real Estate, LLC was present at the meeting and presented on his request.

Having been duly advertised, Chairman Little opened the Public Hearing at 7:03pm.

Jeni Stewart and Bill Demichele of 22 Church Street asked Mr. Alvaro questions regarding the amount of tables on the proposed patio, seating area versus smoking section, fencing around the patio, and noise levels. Mr. Alvaro answered the questions and Ms. Stewart and Mr. Demichele had no further concerns about the project based on the responses.

Mr. Nick asked if we had received approval from Warren County, Chairman Little responded that we had. He asked if Mr. Alvaro had received approval from the Liquor Authority, Mr. Alvaro responded that he was awaiting a response. Mr. Nick stated that he feels a condition of approval should be the awaiting approval from the Liquor Authority.

With no further comments from the public, A motion was made by John Nick, Seconded by Al Matrose to close the Public Hearing at 7:16pm. A roll call vote was called by Secretary Bartlett-

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

Mr. Alvaro noted that the Site Plan had been modified from 800 feet to 480 feet.

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. Warren County finds no significant impact.

Conditions of Approval for #SPR2020-06:

1. There will be no music on the patio;
2. All lighting will be downcast;
3. Outdoor seating area will be surrounded by a six (6) ft. privacy fence;
4. The dumpster and propane tank will be hidden behind a privacy fence; and,
5. Approval from NYSDOH and Liquor Authority.

A motion to approve #SPR2020-06 with the Findings of Facts and Conditions for Approval as presented. Motion was made by John Nick, Seconded by George Hilton. A roll call vote was called by Secretary Bartlett-

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

MINUTES: John Nick made a motion to approve the Minutes of the March 16, 2020 Meeting of the Town of Chester Planning Board. The motion was seconded by Pat Powers. A roll call vote was called by Secretary Bartlett-

Mr. Nick- Yes, Mr. Hilton- Abstained, Mr. Matrose- Abstained, Mr. Walp- Yes, Ms. Hutton- Abstained, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 4-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for March, April and May 2020;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on March 19, 2020 for #SPR2020-06. Form received by the Zoning Office on March 19, 2020.
- Letter of Withdrawal for Application #SPR2020-04 from Chris Campbell dated and received June 09, 2020

OLD BUSINESS:

#SPR2020-04: Cody Heckman is seeking Site Plan Review approval for the use of a portion of the existing building as a small engine repair business. Property is owned by Chris Campbell, located at 54 Riverside Dr., identified by Tax Map Parcel #: 104.10-6-8, in Zoning District Hamlet.

- ****PUBLIC HEARING closed 03/16/2020, Application tabled until Applicant submits Site Plan with new on-site septic.** APPLICATION #SPR2020-04 WITHDRAWN JUNE 09, 2020.**

Chairman Little read a Letter dated June 9, 2020 to Withdraw SPR2020-04.

NEW 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 Review. Brett Winchip of Winchip Engineering representing the Coopers presented the request to the Board. Mr. Nick asked about a leach field, Mr. Winchip reported that it has been designed. Chairman Little reported that the Site Plan will require Warren County Approval and proposed Findings of Fact for once we receive notice from the county-

Proposed 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. Warren County approval is needed
6. On Site Septic must be to Town of Chester Standards

A motion was made by John Nick, Seconded by Pat Powers to deem #SPR2020-07 as complete and submit to Warren County for review. A roll call vote was called by Secretary Bartlett-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Ms. Hutton- 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 Review. Ken Andersen and Maureen Parker were present at the meeting and presented their request. Mr. Andersen reported that there was a 2012 Septic Approval from the Town of Chester Board.

Mr. Nick asked about the required variances to go along with their request. Mr. Andersen stated that they had filed a variance application and would be appearing before the Zoning Board of Appeals on June 23, 2020.

Chairman Little reported that the Site Plan will require Warren County Approval and proposed Findings of Fact and Conditions for Approval for once we receive notice from the county-

Proposed 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. Warren County approval is needed
6. 2012 Septic Approval from the Town of Chester Board with a 3 Bedroom Limit
7. No issues found by the Adirondack Park Agency

Proposed Conditions for Approval-

1. Limit of 3 Bedrooms as per the Septic Approval
2. Variance required from the Town of Chester Zoning Board of Appeals

A motion was made by John Nick, Seconded by Pat Powers to deem #SPR2020-08 as complete and submit to Warren County for review. A roll call vote was called by Secretary Bartlett-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Ms. Hutton- 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. Krystal Koopman was present at the meeting and presented her request to the Board. Chairman Little reported that the Site Plan will require Warren County approval and proposed Findings of Fact for once we receive notice from the County-

Proposed 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. Warren County approval is needed

A motion was made by John Nick, Seconded by Pat Powers to deem #SPR2020-09 as complete and submit to Warren County for review. A roll call vote was called by Secretary Bartlett-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Ms. Hutton- 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. Doug Benson of Word of Life Fellowship was present at the meeting and presented their request. Chairman Little reported that the Site Plan will require Warren County approval and proposed Findings of Fact for once we receive notice from the County-

Proposed Finding 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. Warren County approval is needed

A motion was made by Pat Powers, Seconded by John Nick to deem #SPR2020-10 as complete and submit to Warren County for review. A roll call vote was called by Secretary Bartlett-

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

Amendment request to the following Site Plan Review #SPR2016-03 proposal to revise Condition #1 of the approval (see below) on August 15, 2016 to allow for Zoning Certificates (Permits) to be issued with partial landscaping completed.

- **#SPR2016-03:** Andy Beadnell is seeking Site Plan Review approval for a 49-lot travel trailer campground, located at 8021-8035 State Route 9, identified by Tax Map Parcel #: 36.3-1-12, in Zone Classification Hamlet.
 - **Condition #1 of #SPR2016-03 Approval:** No Zoning Certificate may be issued until all landscaping shown on the approved plan has been installed.

Chairman Little presented the request. Tod and Andy Beadnell were present at the meeting and explained their request for an extension on the landscaping. Chairman Little proposed that we extend the Condition for Landscaping to June 1, 2021. Mr. Nick asked about the condition for porches or decks for the RV's on the property. Zoning Administrator Little stated that a permit is required and the Beadnell's as property owners would request these permits.

Chairman Little asked if any member of the Public wished to speak on this request-

Mary Schoembs of East Shore Drive in Adirondack asked about the 190 berm with 3 foot mounds with vegetation and trees. She also stated that she is not in favor of landscaping being extended due to the visual aspect being seen by the community. Ms. Schoembs presented multiple examples of what she felt was acceptable landscaping from other RV parks in the area.

Brian Bilfield of 8296 State Route 9 stated that he feels that the property is ugly and diminished the properties nearby and feels that the project should be halted and that the RV Park is a dust bowl.

Chairman Little stated that he has driven by the property and does not feel that it looks ugly, that it is the perfect escape for people that cannot afford luxurious escapes. He stated he feels that the Beadnell Family has had some extenuating circumstances that delayed the project at the RV Park. He stated that he feels how people perceive the looks of the property based on RV's, etc. should not sway a decision of the planning board. Chairman Little proposed that the landscaping be completed by September 1, 2020.

Mr. Hilton asked about what was being completed, Mr. Beadnell responded with his intent for the landscaping plan.

Ross Schoembs of 213 East Shore Drive stated he is disappointed with the Board's discussion.

Mr. Nick asked for clarification on the types of trees being planted. Mr. Walp stated that he disagrees with Chairman Little and feels that visual impact does have bearing on the decision of the Board as it is part of the Town of Chester Master Plan. A discussion ensued with Chairman Little clarifying that he meant that people's dislike of RV's should not sway a decision.

Chairman Little read the following proposal to the Board-

Due to extenuating circumstances involving the applicant and also due to COVID-19 restrictions on construction and the need to encourage businesses in the Town of Chester, Condition #1 will be stricken from #SPR2016-03 and replaced with the following:

The CO will be issued without landscaping plan completely installed. However, the 190 foot berm, as presented, with vegetation will be completed by September 01, 2020 and the trees will be planted by December 01, 2020. The CO will only be issued after the NYSDOH approval. If the landscaping plan is not completed by December 01, 2020, further use of the additional campsites will cease until the plan is implemented.

Mr. Matrose asked how many sites on the property, Mr. Beadnell responded with 48, Mr. Matrose asked how many sites were already being occupied, Mr. Beadnell responded with 20.

Mr. Nick stated that trailers are not the issue, his concern is can we give a CO without inspections from the Department of Health.

Mr. Matrose asked about the septic and Mr. Beadnell responded that there is a septic for every 6 lots.

Mr. Taylor stated that trailers should not be occupying the property without Department of Health approval and all businesses should be following protocols. Mr. Beadnell stated that their Department of Health inspector had passed away and they were working with a new inspector now that the Pandemic seems to be coming to a resolve.

Chairman Little stated that no more trailers should be allowed without a Certificate of Occupancy.

Chairman Little reread his proposed change. A motion was made by John Nick, Seconded by Al Matrose to amend #SPR2016-03 as presented by the Chairman-

Due to extenuating circumstances involving the applicant and also due to COVID-19 restrictions on construction and the need to encourage businesses in the Town of Chester, Condition #1 will be stricken from #SPR2016-03 and replaced with the following:

The CO will be issued without landscaping plan completely installed. However, the 190 foot berm, as presented, with vegetation will be completed by September 01, 2020 and the trees will be planted by December 01, 2020. The CO will only be issued after the NYSDOH approval. If the landscaping plan is not completed by December 01, 2020, further use of the additional campsites will cease until the plan is implemented.

A roll call vote was called by Secretary Bartlett-

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

Amendment request to the following Site Plan Review #SPR2019-18 proposal to allow for the construction of a 16' x 20' deck instead of the approved 8' x 12' deck attached to the Campground Office and to relocate the approved business sign location, as shown on the revised site plan.

- **#SPR2019-18:** Beadland Park, LLC (Andy Beadnell) is seeking Site Plan Review approval for the adjustment to the approved travel trailer lot locations in connection with #SPR2016-03 (approved on 08/15/16) and for use of the existing building on TM#: 36.3-1-13 as a campground office and bathrooms. Properties are 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 request to the Board. Mr. Walp asked if the request meets Setback requirements. Mr. Nick stated that the deck is already constructed.

A motion was made by Pat Powers, Seconded by George Hilton to approve the amendment request to #SPR2019-18 to change the size of the deck attached to the park office from an 8' x 12' deck to a 16' x 20' deck and to relocate the sign to the office on existing sign structure. A roll call vote was called by Secretary Bartlett-

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

Mr. Nick asked the Beadnell's that a request for future approvals be discussed with the Zoning Administrator and ensure that proper sequence is followed to ensure smooth approvals.

The Beadnell's made a Preliminary Proposal to the Board and will be returning to the July 2020 meeting.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 8:55 p.m.; motion seconded by Vanessa Hutton. A roll call vote was called by Secretary Bartlett-

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

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board