



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
June 21, 2021**

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

ATTENDANCE:

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

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 John Nick to approve the May 17, 2021 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Abstained, Mr. Walp- Yes, Mr. Hilton- Yes, Mr. Nick- Yes, Mr. Matrose- Yes, Mr. Taylor- Yes. The motion was carried 5-0 with one abstained.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for May 2021;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on June 02, 2021 for #SPR2021-13. Form received by the Zoning Office on June 03, 2021;
- Adirondack Park Agency Minor Project Public Notice (Application Determined) dated June 01, 2021 and received by the Zoning Office on June 03, 2021 RE: APA Project No. 2020-0237, Two-lot subdivision involving wetlands and the construction of a single-family dwelling;
- Adirondack Park Agency Referral #LV2021-0042 for Word of Life (Variance #497-V) dated June 18, 2021 and received by the Zoning Office on June 18, 2021.

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.

#SPR2021-07: Ash Real Estate Holdings LLC is seeking Site Plan Review approval for the use of a portion of the existing building (NAPA Auto Parts) as an Auto Repair Shop. Property is located at 6058 State Route 9, identified by Tax Map Parcel #: 121.-1-13, in Zoning District Moderate Intensity. *TABLED at 03/15/2021 Planning Board Meeting.*

No one was present for this request.

#SPR2021-11: Word of Life Fellowship is seeking Site Plan Review approval for (1) Renovation of the existing "Lake House" dwelling, including construction of a 416 square ft. addition, demolition of existing 1- story entry vestibule and replacement of existing deck with new deck; (2) Demolition of existing one-story garage; (3) Renovation of the existing one-story detached structure and construction of a two-story garage addition (Garage 900 sq. ft. and Office 540 sq. ft.) to the existing one-story detached structure. Property is located at 8192 State Route 9, identified by Tax Map Parcel #: 36.-1-19.1, in Zoning District Moderate Intensity.

Clinton McKenna was present at the meeting representing Word of Life. Mr. McKenna stated that the Park Agency has responded after the review period and that the applicants have received approval from the Town of Chester Zoning Board of Appeals.

A motion was made by John Nick, Seconded by Greg Taylor to deem the application complete and send it to Warren County for review. A Roll Call Vote was called by Secretary Bartlett-

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

#SPR2021-12: Mary Rohde is seeking Site Plan Review approval for the construction of a 3' x 8' extension to an existing 3' x 32' dock on a contractual access lot. Property is located at 136 Jones Road, identified by Tax Map Parcel #: 86.10-1-49.2, in Zoning District Moderate Intensity.

Mary Rhode was present at the meeting. The applicant is seeking approval for an extension to the existing dock to make it 40 feet. Mr. Nick asked about the schedule of property owners included with the submission. The applicant stated that the back lot owners of the association, many of them already have dock rights and only four back lot owners will need access to the dock.

Mr. Taylor asked if everyone has docking rights in their deeds. The applicant stated that most of the property owners have just bathing and drawing ice in their deeds. Mr. Taylor questioned if the applicant was changing deeds, in which she stated that they were not and were just giving docking space.

Mr. Matrose asked about the entire group of back lot owners in regards to future requests for docking space. The applicant stated that they are working on the legal rights in regards to this.

Mr. Taylor stated that he felt that the logistics don't affect the Town of Chester or the Planning Board. He asked how many feet of shoreline is present on the property, there are 125 feet of shoreline. Mr. Taylor confirmed that in accordance to the Town of Chester Zoning Local Law, 50% of shoreline is necessary for bathing.

Mr. Nick reminded the applicant to ensure that there was no contact of pressure treated lumber with the lake. The applicant stated that their plan for the project follows this.

A discussion took place regarding holding a Public Hearing. Mr. Nick stated that he does not see a need for a Public Hearing and would be in favor of approving the project. Zoning Administrator Little stated that the Zoning Board of Appeals application was withdrawn due to the contest from the neighboring property owners. Mr. Walp stated he feels we should have a Public Hearing. Chairman Little asked the applicant how holding a Public Hearing would affect them with their project. Mr. Taylor stated that the Town of Chester Zoning Local Law stated this is "perfectly okay to do", and feels that there is no need for a Public Hearing. Mr. Matrose asked if the adjacent property owners had been notified. Zoning Administrator Little and Secretary Bartlett both stated that they are only notified when there is a Public Hearing.

A motion was made by Al Matrose, Seconded by Greg Taylor to not hold a Public Hearing for #SPR2021-12. A Roll Call Vote was called by Secretary Bartlett-

Chairman Little- Yes, Mr. Walp- No, Mr. Hilton- No, Mr. Nick- Yes, Mr. Matrose- Yes, Mr. Taylor- Yes. The motion was carried 4-2.

Findings of Fact-

1. There will be little or no negligible 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. The project is an unlisted SEQR action and a SEQR negative declaration was issued by the Planning Board;
5. In accordance to Section 5.06(G1) of the Town of Chester Zoning Local Law- No Public Hearing was held due to negative Public Interest.

Part II of the Short EAF was completed with all Board Members in agreement.

Condition-

1. There is to be no pressure treated lumber in contact with the water.

A motion was made to Approve #SPR2021-12 BY John Nick, Seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett-

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

#SPR2021-13: Sarah Phillips is seeking Site Plan Review approval for the construction of a 26' x 26' Single Family Dwelling with second story loft, 12' x 26' front porch, on-site septic wastewater treatment system, water supply well, and driveway with parking. The proposed land use and development will occur on the property where the slopes are in excess of 15%. Property is located at White Schoolhouse Road, identified by Tax Map Parcel #: 69.-1-22, in Zoning District Low Intensity

Bret Winchip with Winchip Engineering was present at the meeting representing the applicants. He stated that the well will have a 50 foot minimum casing depth.. Chairman Little stated that the referral from the Warren County Planning Department has been received with no County impact for the project.

Findings of Fact-

1. There will be little or no negligible 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 negative impacts on the environment;
4. In accordance to Section 5.06(G1) of the Town of Chester Zoning Local Law- No Public Hearing was held due to negative Public Interest
5. Warren County finds no significant impact

Conditions-

1. The Project will have a Town approved Septic Plan;
2. The Town of Chester will issue a Water Supply Well Permit;
3. The requirement of 50 foot minimum casing for well is to be shown on the plans.

A motion to approve #SPR2021-13 by Al Matrose, Seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett-

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

NEW BUSINESS:

#SPR2021-14: Robert and Mathilde Ross are seeking Site Plan Review approval for the construction of (2) fire pits, (3) patio areas, (2) paths leading to the future dock and other landscaping associated with the single family dwelling. The proposed land use and development/landscaping will occur on the property where the slopes are in excess of 15%. Property is located at 161 McPhillips Pine Lane, identified by Tax Map Parcel #: 136.-1-34, in Zoning District Moderate Intensity.

Brennan Drake and Jeff Anthony were present representing the applicants. Hutchins Engineering was the Engineer for the project. The applicant was previously approved for the project and they are here for some landscaping upgrades as the house construction has been completed. A Certificate of Occupancy has been issued. Septic System was installed and approved.

Mr. Matrose confirmed that the applicants were not increasing storm water and they stated that was correct.

Chairman Little asked if new surfaces were permeable. The applicant stated that was correct. The Chairman stated that this will not require County approval and does not feel that a Public Hearing is necessary.

Mr. Taylor stated it appears that they will be taking down about 5 trees on the property. The applicant stated that a few trees will need to be removed.

Chairman Little asked how will you deter sediments during construction? The applicant stated they will be using a silk soft fencing.

Discussion took place regarding placing a condition for checking the sediment runoff.

Mr. Matrose questioned if the Town was responsible for ensuring that trees meeting the shoreline cutting restrictions. Zoning Administrator Little stated that that was correct.

The Board completed the Short EAF and the Board deemed little to no impact.

Findings of Fact-

1. There will be little or no negligible 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 negative impacts on the environment;
4. In accordance to Section 5.06(G1) of the Town of Chester Zoning Local Law- No Public Hearing was held due to negative Public Interest;
5. Warren County finds no significant impact.

Conditions-

1. Sediments will be contained from entering Friends Lake during construction.

A motion was made by Greg Taylor, Seconded by Bob Walp to approve #SPR2021-14. A Roll Call Vote was called by Secretary Bartlett-

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

#SD2021-01: Donald J. Stadler is seeking approval for a two-lot minor subdivision on property located at 241 Perry Road, identified by Tax Map Parcel #: 51.-1-12.1, in Zoning District Rural Use.

Chris Coyne was present at the meeting representing Don Stadler. Mr. Coyne stated that it is a two lot minor subdivision for 8.5 acres of his lot. The subdivision is for construction of a single family dwelling. The Adirondack Park Agency Permit and approval has been received for the two-lot subdivision. The applicant does have a designed Septic System. Mr. Stadler has a residence of his own on what would be the other lot.

A motion was made by Al Matrose, Seconded by George Hilton to deem the application complete and schedule a Public Hearing. A Roll Call Vote was called by Secretary Bartlett-

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

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

John Nick was concerned that if a lot has dock rights and there are no docks available and that the realtors are advertising for Dock Rights. Mr. Taylor stated that he believes that this will continue to come up. John stated that he believes that the Board needs to keep this in mind for the future. Greg and Al stated that we should be checking deeds for specific language.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 8:14pm.; motion seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett-

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

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board