



**MINUTES OF SPECIAL MEETING
TOWN OF CHESTER PLANNING BOARD
JUNE 27, 2019**

Chairman Little called the meeting to order at 7:02 p.m.

ATTENDANCE:

Chairperson Paul Little, George Hilton, John Nick, Bob Walp, Al Matrose, George Stannard, and Jeremy J. Little (Secretary and Zoning Administrator). Absent was Harold Ellsworth and Vanessa Hutton (Alternate).

PUBLIC HEARINGS AND OLD BUSINESS:

Having been duly advertised, the public hearing for Subdivision Application **#SD2019-02** was opened by Chairman Little at 7:03 p.m.

#SD2019-02: Stewart's Shops Corp. is seeking approval for a three-lot subdivision on property located at 6151 State Route 8, identified by Tax Map Parcel #: 87.20-1-7, in Zoning District Hamlet.

Ryan Rubado from Stewart's Shops Corporation presented the proposal. Mr. Rubado stated Stewart's is seeking to subdivide the existing parcel into three (3) lots. Lot 1 will consist of .327 acres, Lot 2 consisting of .659 acres, and remaining Lot 3 consisting of .166 acres. Mr. Rubado stated that the APA Jurisdictional Determination has been received regarding the proposed subdivisions, no permit or variance is required from the Agency.

Mr. Rubado said that in regards to the Site Plan approval for Stewart's, the NYSDOT Permit has been received and will be forwarded to the Secretary.

There was no discussion or concerns from the public regarding this proposal.

Mr. Nick made a motion to close the public hearing for **#SD2019-02** at 7:04 p.m.; motion seconded by Mr. Hilton. Motion carried 6-0.

The Board reviewed questions in Part II of the Short Environmental Assessment Form. The Board agreed to answer and mark questions 1-11 in Part II of the Short EAF as "No, or small impact may occur." The Board determined that the proposed project is an Unlisted Action and Chairman Little is to sign Part III of the Short EAF.

Chairman Little addressed Findings of Fact for **#SD2019-02:**

1. **#SD2019-02** is a minor subdivision;
2. The Planning Board finds SEQRA review completed and no significant environmental impact;
3. A public hearing was held on June 27, 2019;
4. Lot 1 will consist of .327 acres and will be merged with other lands of Stewart's, Lot 2 will consist of .659 acres and will be conveyed to Ronald and Priscilla Gill, and Lot 3 will consist of .166 acres and will remain nonconforming; and,

5. A Non-Jurisdictional Determination (J2019-0374) has been received from the Adirondack Park Agency.

Chairman Little read a motion to approve **#SD2019-02** with the following conditions:

1. No changes, erasures, modifications, or revisions shall be made in this Plat after approval has been given by the Planning Board;
2. Lot 1 being substandard in size will be merged with lands of Stewart's; and,
3. Lot 3 being substandard in size will not be used as a building lot.

Mr. Hilton made a motion to approve **#SD2019-02** subject to the conditions and findings of fact; motion seconded by Mr. Nick. Motion carried 6-0.

Having been duly advertised, the public hearing for Subdivision Application **#SD2019-03** was opened by Chairman Little at 7:08 p.m.

#SD2019-03: Ron and Priscilla Gill are seeking approval for a two-lot subdivision on property located at State Route 8, identified by Tax Map Parcel #: 87.20-1-1, in Zoning District Hamlet and Moderate Intensity.

Ryan Rubado from Stewart's Shops Corporation presented the proposal on behalf of Mr. and Mrs. Gill. He explained that the existing lot would be subdivided into two parcels: Lot 1 consisting of .252 acres and Lot 2 consisting of 19.45 acres. Lot 1 will be merged with the existing 1.485 acre parcel currently owned by Alpha Enterprises, LLC and the remainder of the Stewart's parcel that was subdivided (Lot 1 of #SD2019-02). Lot 2 will be merged with Lot 2 of the Stewart's subdivision (#SD2019-02).

The Board reviewed questions in Part II of the Short Environmental Assessment Form. The Board agreed to answer and mark questions 1-11 in Part II of the Short EAF as "No, or small impact may occur." The Board determined that the proposed project is an Unlisted Action and Chairman Little is to sign Part III of the Short EAF.

Mr. Hilton made a motion to close the public hearing for **#SD2019-03** at 7:10 p.m.; motion seconded by Mr. Walp. Motion carried 6-0.

Chairman Little addressed Findings of Fact for **#SD2019-03**:

1. **#SD2019-03** is a minor subdivision;
2. The Planning Board finds SEQRA review completed and no significant environmental impact;
3. A public hearing was held on June 27, 2019;
4. Lot 1 will consist of .252 acres and will be merged with other lands of Stewart's, Lot 2 will consist of 19.45 ± acres and will be merged with Lot 2 of #SD2019-02 (consisting of .659 acres) which will be conveyed to Ronald and Priscilla Gill by Stewart's; and,
5. A Non-Jurisdictional Determination has been received from the Adirondack Park Agency.

Chairman Little read a motion to approve **#SD2019-03** with the following conditions:

1. No changes, erasures, modifications, or revisions shall be made in this Plat after approval has been given by the Planning Board; and,

2. Lot 1 being substandard in size will be merged with other lands of Stewart's.

Mr. Matrose made a motion to approve **#SD2019-03** subject to the conditions as stated by Chairman Little; motion seconded by Mr. Stannard. Motion carried 6-0.

Chairman Little noted for the record that #SD2019-01 had been withdrawn by Stewart's.

CORRESPONDENCE:

- APA Jurisdictional Determination J2019-0374 dated June 24, 2019, received by the Planning and Zoning Office on June 24, 2019, RE: Proposed Subdivisions for Stewart's.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE: None.

ADJOURNMENT:

Mr. Walp made a motion to adjourn the meeting at 7:20 p.m.; motion seconded by Mr. Nick. Motion carried 6-0.

Respectfully submitted,

Jeremy J. Little
Secretary