



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
March 16, 2020**

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

ATTENDANCE:

Chairperson Paul Little, Bob Walp, John Nick, Pat Powers (Alternate), Greg Taylor (Alternate), Jeremy J. Little (Zoning Administrator), Jack D. Bartlett (Secretary), and Craig Leggett (Town Supervisor). Absent were Vanessa Hutton, George Hilton, Al Matrose, and George Stannard.

Pat Powers sat on the Board in the absence of Al Matrose.
Greg Taylor 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**.

#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.

Chairman Little read the Site Plan Review information to the Board. Cody Heckman (Applicant) was present at the meeting and presented on his request. John Nick stated that he felt that the Septic was an open issue. Chris Campbell (Property Owner) stated that they are working on an engineering plan for the septic and will be completing work on the system once the weather permits him to do so. Mr. Nick asked the Board if there would be an issue with leaving this issue open until there was an engineering plan and allow Mr. Heckman to continue to be working. A discussion took place with Mr. Campbell regarding what a timeline for the septic system would look like. Mr. Nick stated that the applicant and property owner should return with a completed application.

Chairman Little read the letter returned by the Warren County Planning Department in which they recommended that the Board ask for more information regarding the Septic for the property.

Chairman Little presented the conditions of approval for the project, if approved:

1. Machines awaiting repair will be stored in the rear of the property;
2. Testing of small engines will take place inside of the building;
3. There shall be one form of ingress and egress from the parking lot; and,
4. There shall be a designated handicap parking spot in the parking lot.

Having been duly advertised, Chairman Little opened the Public Hearing at 7:14pm.

Robert Simon of Stock Farm Road asked if the gas tanks are still present on the property. Mr. Campbell responded that he was not sure.

Greg Taylor asked what the building on the property to the right of the building if viewing from Riverside Drive. Town Supervisor Craig Leggett stated that it was a Town of Chester property and the building used to be a water pump house that is no longer being used.

With no further comment or business, a motion was made by John Nick, Seconded by Bob Walp to close the Public Hearing at 7:16pm. With all members in favor, the motion was carried 5-0.

A discussion took place with Mr. Campbell regarding the future plans for the building in regards to the septic system.

A discussion took place regarding the parking and design of parking for the property.

On a motion by John Nick, the decision for #SPR2020-04 is postponed for Sixty Two (62) days and will continue to allow the applicant to operate pending a receipt of an engineering plan from the property owner. The motion was seconded by Greg Taylor. With all members in favor, non-opposed, the motion was carried 5-0.

#SPR2020-05: Sterling Well Drilling, Inc. is seeking Site Plan Review approval for the use of the property for a well drilling business. Proposal also involves the use of the existing 40' x 80' commercial building for office space, construction of a new 60' x 80' building for equipment storage, and demolition of existing structures on the property. Property is located at 8012-8014 State Route 9, identified by Tax Map Parcel #: 36.3-2-22, in Zoning District Hamlet.

Chairman Little read the Site Plan Review information to the Board. Rob Simon of Smith & Simon LLC representing Sterling Well Drilling, Inc. was present at the meeting and presented the request. Mr. Simon also showed the Board what the sign on the side of the Office Building would look like.

It was confirmed that the Applicant would not be cutting any trees on the property.

Having been duly advertised, Chairman Little opened the Public Hearing at 7:27pm.

Mike & Paula Cooper, owners of adjoining property located at 467 Glendale Road, were present and asked about the entrance to the storage buildings. Mr. Simon stated that he was not sure of the entrance that the applicant was intending to use, however, after consulting his client it was determined that he would be using the Southern existing entrance to the property. A discussion took place with the Cooper's regarding fencing on the property and the need to access their

shut off valves as part of the Pottersville Water District. Mr. & Mrs. Cooper also asked where the bay doors of the storage building would be located. Mr. Simon asked if they had a preference. The preference of Mr. & Mrs. Cooper was to have the bay doors face South. Chairman Little asked the Cooper's if they were in opposition of the Site Plan, in which they responded that they were not in opposition.

With no further comment or business, a motion was made by Greg Taylor, Seconded by Pat Powers to close the Public Hearing at 7:40pm. With all members in favor, non-opposed, the motion was carried 5-0.

Chairman Little reviewed the Conditions for Approval-

1. Exterior lighting will be downcast;
2. The applicant will use the existing drive to the south of the property;
3. The Bay doors to the storage building will not face north; and,
4. Any fencing that is added by the applicant will have a gate that will allow access for the Pottersville Water District shut off valves for the surrounding property owners and Municipal Constraints.

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 proposed project is an unlisted action, requiring no further review under SEQR;
5. Warren County finds no significant impact; and,
6. Wetlands will not be affected as they're 300 feet from the property line.

A Motion was made by Bob Walp to approve #SPR2020-05 with the Conditions and Findings of Fact as presented by the Chairman. The motion was seconded by John Nick. With all members in favor, non-opposed, the motion was carried 5-0.

MINUTES: Bob Walp made a motion to approve the Minutes of the February 24, 2020 Meeting of the Town of Chester Planning Board. The motion was seconded by John Nick. With all Board Members in favor, non-opposed, the motion was carried 5-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for February 2020;
- Map received from Chris Campbell on March 09, 2020 showing distances of the wetlands to the existing building on the property;
- Letter from the Adirondack Park Agency dated March 06, 2020 and received by the Zoning Office on March 09, 2020 RE: Wetland delineation scheduled for TM #: 104.10-6-8.

- Warren County Planning Department Project Review and Referral Forms, reviewed by Department on March 09, 2020 for #SPR2020-04 and #SPR2020-05. Forms received by the Zoning Office on March 12, 2020.

OLD BUSINESS: None.

NEW BUSINESS:

#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, in Zoning District Hamlet.

Chairman Little read the Site Plan Review information to the Board. Darren Alvaro (Applicant) was present at the meeting and completed a presentation on his Site Plan Review to add an outdoor seating area to his existing Tavern. John Nick asked about the height of the fence for the outdoor seating area, Mr. Alvaro stated that he planned for it to be 6 feet.

Chairman Little asked about the following-

Music on the Patio, in which Mr. Alvaro responded no.

Lighting on the Patio, Mr. Alvaro responded that it would be downcast.

Hours on the Patio, Mr. Alvaro responded that at times, food service ends at 11pm, however, he does not see it going that late.

Chairman Little stated that the project requires referral to the Warren County Planning Department. Mr. Nick stated that he would like to see a privacy fence for the Dumpster and Propane Tanks while this project is being completed. A discussion took place regarding the scheduling of a public hearing. The Board felt that due to the neighboring properties that a public hearing would be a good idea.

John Nick asked if the Liquor Authority was receptive to this. Mr. Alvaro stated that he would be speaking with them. Mr. Nick stated that this would be good information to bring to the April 2020 Meeting.

Greg Taylor asked if the Department of Health was okay with this. Mr. Alvaro stated that he would be working with them.

A motion was made by John Nick to deem #SPR2020-06 as complete, and schedule a Public Hearing for April 20, 2020 and send this to Warren County for review. The motion was seconded by Bob Walp. With all members in favor, non-opposed, the motion was carried 5-0.

PUBLIC PRIVILEGE:

Supervisor Craig Leggett gave the Board an update on the current COVID-19 situation and the Policies & Procedures that the Town of Chester will be following. This information is available on the Town of Chester Website and will be updated as things progress.

BOARD PRIVILEGE: None

ADJOURNMENT:

A motion to adjourn the meeting at 8:20pm by John Nick, Seconded by Bob Walp. With all members in favor, non-opposed, the motion was carried 5-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board