



**MINUTES OF MEETING
TOWN OF CHESTER
PLANNING BOARD
MARCH 21, 2016**

Chairperson Paul Little was not present to Chair the meeting. George Hilton, Vice Chairperson, assumed the position as Acting Chair.

Mr. Hilton called the meeting to order at 7:01 p.m.

ATTENDANCE:

Acting Chair George Hilton, John Nick, Rick Bump, Eugene Dutcher, Harold Ellsworth, Walter J. Tennyson (Zoning Administrator), Jeremy J. Little (Secretary). Absent was Paul Little, Al Muench, and Christine Hayes.

PUBLIC HEARING:

Having been duly advertised, the public hearing for Site Plan Review Application **#SPR2016-02** was opened by Acting Chairperson Hilton at 7:03 p.m.

#SPR2016-02: Word of Life Fellowship is seeking Site Plan Review approval for construction of a nursery building, located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26, in Zone Classification Moderate Intensity.

Mr. Hilton mentioned that the Board has received the referral form from the Warren County Planning Department regarding the proposal, with the recommendation that there would be no significant impacts on County properties or resources. A letter from the Division for Historic Preservation was received, with no impact on archeological and/or historic resources. In addition, New York State DEC reviewed the proposal and determined that there are no records of rare or state-listed animals or plants, or significant natural communities at the site (*see project file for letters*).

Eric Cordis, Word of Life Project Engineer, and Roger Peace (Word of Life) were present to answer any questions for the proposal.

Mr. Cordis explained the proposal is an improvement of a building currently being used as a nursery which will be replaced with the new building. Mr. Cordis stated that the old building will be converted for summer housing use. The proposed nursery building will be located in an area where group activities take place on the property. Mr. Dutcher believed that the proposal will be a good addition to the campground.

No persons from the public were present in the audience to express their concerns or to question about the proposal.

Mr. Ellsworth made a motion to close the public hearing concerning **#SPR2016-02** at 7:06 p.m.; motion seconded by Mr. Bump. Motion carried 5-0.

Mr. Hilton read the questions in Part II of the Short Environmental Assessment Form. The Board agreed that the answers to all eleven (11) questions resulted in “No, or small impact may occur” (*see file*). As a result, the Chair will sign Part III of the Short Environmental Assessment Form and check the box that indicates that there is no negative impact.

Mr. Dutcher made a motion to declare a negative declaration; motion seconded by Mr. Nick. Motion carried 5-0.

Mr. Ellsworth made a motion to approve Site Plan Review Application **#SPR2016-02**; motion seconded by Mr. Dutcher. Motion carried 5-0.

MINUTES:

Mr. Bump made a motion to accept the minutes for the February 22, 2015 meeting; motion seconded by Mr. Nick. Motion carried 5-0.

CORRESPONDENCE: Letters from June Maxam (Dated: March 12, 2016 and March 15, 2016) re: #SPR2015-11 (Laser Tag Proposal). The Board acknowledged receipt of the correspondence from Ms. Maxam.

OLD BUSINESS: None.

NEW BUSINESS: None.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE:

Mr. Hilton mentioned the receipt of a Memorandum from Board member Al Muench regarding #SPR2016-02 and June Maxam E-mails regarding #SPR2015-11. In the memorandum, Mr. Muench was unsure if #SPR2016-02 was referred to the County Planning Department for review and the Board discussed that it in fact was referred. There was short discussion by the Board regarding Mr. Muench’s statement in his submitted memorandum concerning Ms. Maxam’s point in stating that the proposal for #SPR2015-11 was ever-changing during the review process.

ADJOURNMENT:

Mr. Ellsworth made a motion to adjourn the meeting at 7:20 p.m.; motion seconded by Mr. Dutcher. Motion carried 5-0.

Respectfully submitted,

Jeremy J. Little
Secretary