



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
March 21, 2022**

Vice-Chairman George Hilton called the meeting to order at 7:02 p.m.

ATTENDANCE:

Vice-Chairman George Hilton, John Nick, Kathy Bilfield, Bruce Goody (Via Zoom), Greg Taylor (Via Zoom), Jack D. Bartlett (Secretary), and Jeremy J. Little (Zoning Administrator) (Via Zoom). Absent was Chairman Paul Little and Patrick Powers.

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.

#SPR2022-03: Peter and Kathryn Fitzgerald are seeking Site Plan Review approval for the demolition of an existing single-family dwelling, construction of a new four-bedroom single family dwelling with porch, deck and screen room, and construction of a detached garage with one (1) bedroom on the second floor. The proposed single-family dwelling will be constructed on slopes in excess of 15%. Property is located at 809 Atateka Drive, identified by Tax Map Parcel #: 120.11-1-1.11, in Zoning District Moderate Intensity.

Vice-Chairman Hilton reported that the APA Permit has been received.

Lucas Duby with Hutchins Engineering was present at the meeting representing the applicants who were also in attendance. Mr. Duby stated that the County Approval had been received.

Kathy Bilfield confirmed with the applicant that the garage had a living space. The applicant stated that it did and it was plumbed with a bathroom. The applicant stated that the grade on the property is 3% so the property is relatively flat and that the septic system had been designed for all the bathrooms.

The Board declared the project a SEQR Type II Action.
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. Onsite WasteWater Treatment system has been designed by a licensed engineer and will be constructed on easement area of neighboring lot 2;
5. The on-site water supply well must meet the Town of Chester and NYSDOH standards;
6. The applicant will demolish the existing three-bedroom single family dwelling and one-bedroom cabin and replace the structures with a new four-bedroom single-family dwelling and garage with one-bedroom above;
7. Due to the lack of public interest, the public hearing was waived by the Planning Board;
8. The project is a Type II action, requiring no further SEQRA review;
9. The project Review and Referral Form has been received from the Warren County Planning Department with the response that there will be no County Impact;
10. The Adirondack Park Agency has issued a Permit for the project, identified by APA Permit 2009-0213B, authorizing a two-lot subdivision and construction of a single-family dwelling and detached garage with second-story sleeping quarters.

A motion to approve #SPR2022-03 by John Nick, Seconded by Kathy Bilfield. A Roll Call Vote was called by Secretary Bartlett-

AYES- Hilton, Nick, Bilfield, Goody, Taylor

NAYS- None

Abstain- None

Absent- Little, Powers

Motion Carried 5-0.

#SPR2022-04: Mary Bergquist is seeking Site Plan Review approval for the construction of a 22' x 42' Two-Bedroom Single Family Dwelling with a porch, screened porch, and basement level garage, on-site septic wastewater treatment system, water supply well, and driveway. The proposed land use and development will occur on the property where the slopes are in excess of fifteen-percent (15%). Property is located at 20 Marina Road, identified by Tax Map Parcel #: 86.13-1-27, in Zoning District Moderate Intensity.

Stephen with Adirondack Property Consultants was present representing the applicant. He stated that the slope is the biggest concern for the project. Test holes have been dug.

Kathy Bilfield is concerned with the lots in the subdivision and well. There is an existing well, The septic system is designed away from neighboring properties. The applicant also stated that the grading plan has been submitted.

A motion was made by Kathy Bilfield, Seconded by John Nick to deem the application complete and waive the Public Hearing. A Roll Call Vote was called by Secretary Bartlett-

AYES- Hilton, Nick, Bilfield, Goody, Taylor

NAYS- None

Abstain- None
Absent- Little, Powers

Motion Carried 5-0.

NEW BUSINESS:

#SPR2022-01: Lawrence and Janelle Turcotte are seeking Site Plan Review approval for the construction of a 27'-6" x 56'-0" Two-Bedroom Single Family Dwelling with a 12' x 24' deck, entry landings and other required infrastructure needed to serve the residence. Infrastructure includes but is not limited to electrical service, new drilled water supply well, on-site septic wastewater treatment system and driveway. The proposed land use and development will occur on the property where the slopes are in excess of 15% (location of proposed single family dwelling). Property is located at 19 Echo Lane, identified by Tax Map Parcel #: 85.-1-14.12, in Zoning District Low Intensity.

Zach Monore was present representing the applicant. Zach reminded the Board that the home meets all Town of Chester code had it not been for the 15% slope.

OLD BUSINESS & PUBLIC HEARINGS:

#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.**

John & Cynthia Behan were present at the meeting. The Behan's presented a PowerPoint Presentation in regards to their project. The applicants stated that the septic system was located on the Eastern Side of the Property and has been designed by an Engineer.

John Nick would like an engineered design of the Septic System and Storm Water Management Plan. A discussion took place in regards to the Shopping Center Code for Parking Lots. John Nick is not receptive to the landscaping plan. Kathy Bilfield feels that the plan is conceptual and is concerned with the lighting unknowns and the unknown tenants.

George Hilton wants to see information from Cedarwood and stated that the application would require SEQR review.

The Public Hearing was resumed:

Michael Borogs who is the attorney representing Traveltown states that his clients are concerned with the impact on their property, especially with storm water. The Fill and Grading alleviate some of their concerns. Stated that the applicant would need permission from NYS DOT to pave. They would like the design radius for entryway for review on Emergency Services. Mr. Borogs asked if the frontage meets the requirements between NYS right of way and State Route 8, and questioned the applicant's access to Skeet Drive.

Mr. Behan stated that they are concerned with Property Rights.

Mr. Borgos stated that there will be permeable runoff on the Parking Lot and would require an engineer stamped plan and bond for permeable pavement maintenance.

Steven Borgos is the President of Traveltown. He is concerned with the Landscaping Plan and concerned with the drainage to Skeet Drive.

Mr. Behan would be willing to put a culvert in. Do not want to cause drainage issues and they are willing to work with the neighbors.

A.J. McGuire is concerned with the turning radius for larger vehicles and the parking.

Mr. Behan can show the engineering side of the Auto Turn designs in the Board would like to see them.

Mr. McGuire is concerned with the landscaping plan and the percentage of trees being removed and percentage of trees being replaced.

Mr. Behan asked if the Town of Chester had a requirement for a "Percentage of Replacement" when it came to removal of trees. The applicants are concerned with blow downs.

George Hilton asked if there was any requirement for replanting in the Zoning Code. The Zoning Administrator responded that there was not.

Mr. McGuire is concerned with traffic, traffic signage, and there being no actual tenants in the building as of yet.

Mr. Behan stated that no reliable tenant is going to come without adequate parking and planning.

The Board is looking for the following items from the Behan's for the next meeting-

- Test Pits
- Contours
- Access Radius
- Septic Plans
- Retention Plan
- Clearing Plan
- Fill Plan
- APA Determination
- Elaboration on Landscaping Plan

The Zoning Administrator requests submissions by April 6th.

The Public Hearing remains open.

MINUTES: A motion was made by Kathy Bilfield, Seconded by George Hilton to approve the February 28, 2022 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

AYES- Hilton, Bilfield, Goody, Taylor

NAYS- None

Abstain- Nick
Absent- Little, Powers

Motion Carried 4-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for February 2022;
- Written statement, including maps, read and submitted by Stephen Borgos at the February 28, 2022 Planning Board Meeting;
- E-mail with attachment from Steve Borgos dated March 01, 2022 and received by the Zoning Office on March 02, 2022 RE: #SPR2019-06, Subject: "Emailing: Exit 25 – photo of connecting road from DOT survey";
- E-mail with photo from Steve Borgos dated March 02, 2022 and received by the Zoning Office on March 02, 2022 RE: #SPR2019-06, Subject: "Exit 25 plan without narrative";
- E-mail with attachment from Steve Borgos dated March 02, 2022 and received by the Zoning Office on March 02, 2022 RE: #SPR2019-06, Subject: "Emailing: Traveltown Project and septic system";
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on March 02, 2022 for #SPR2022-03. Forms received by the Zoning Office on March 09, 2022;
- Adirondack Park Agency Minor Project Public Notice (Application Received) dated March 18, 2022 and received by the Zoning Office on March 21, 2022 RE: APA Project No. 2022-0056, Construction of new single-family dwelling with on-site water supply and on-site wastewater treatment system, and detached garage;
- Adirondack Park Agency Permit 2009-0213B dated March 08, 2022 and received by the Zoning Office on March 21, 2022 RE: Two-lot subdivision and construction of a single-family dwelling and guest cottage (Fitzgerald).

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

Secretary Bartlett reported to the Board that the Zoning Board of Appeals will now be meeting on the 4th Wednesday of the Month beginning in April.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 9:04pm, motion seconded by George. A Roll Call Vote was called by Secretary Bartlett-

AYES- Hilton, Nick, Bilfield, Goody, Taylor

NAYS- None

Abstain- None

Absent- Little, Powers

Motion Carried 5-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board