



**MINUTES OF SPECIAL MEETING  
TOWN OF CHESTER PLANNING BOARD  
MAY 02, 2019**

Chairman Little called the meeting to order at 7:01 p.m.

**ATTENDANCE:**

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

**NEW BUSINESS:**

Review of a sketch plan of a proposed subdivision in connection with Site Plan Review Application #SPR2019-01 (Stewarts Shops). Properties are identified by Tax Map Parcel #: 87.20-1-1, 87.20-1-7, and 87.20.-1-8 in Zone Classification Hamlet.

Chairman Little stated that the meeting was for preliminary review only so that the Board and the Applicant can figure out the subdivision and site plan review requirements for the new Stewarts.

Ryan Rubado from Stewart's Shop Corporation presented the proposal. Chuck Marshall (Land Development/Permitting for Stewarts) was also present. Mr. Rubado briefly explained the subdivision proposal and that Stewarts is seeking to purchase a portion of an existing property owned by Ronald Gill, which currently has frontage on State Route 8, with access to the pit located at the rear of his property. Mr. Rubado stated that Mr. Gill's property is required to maintain frontage as per the Zoning Local Law and as a result, the proposed lot conveyed by Stewarts to Gill consisting of .81 acres will have road frontage of 95 ft. with a utility easement to be granted to Stewarts from Gill which will go through Mr. Gill's proposed parcel, consisting of .03 acres. Another .17 acre parcel will also be retained by Stewarts. The proposed lot with the new Stewarts convenience store and canopy will consist of 2.06 acres.

As shown on the sketch plan, Chairman Little mentioned that the proposed parcel in the shape of a "piano key" will consist of .17 acres, where .50 acres is required to meet the minimum lot size requirements. Chairman Little stated that the lot would not be buildable and a brief discussion ensued regarding the Planning Board's ability to waive the minimum lot size requirement with condition(s) and inserting language in the revised deed concerning the lot being deemed as non-buildable. Discussion ensued regarding the merging of the proposed .81 acre parcel with Mr. Gill's existing parcel. Mr. Marshall stated that Stewarts is going to be purchasing the entire parcel owned by Alpha Enterprises and merging the proposed parcel of .40 acres from Gill. In return, Stewarts will give back .80 acres to Gill.

Chairman Little stated that if the Applicant submits to the Board the required materials, including deed descriptions for the proposed subdivision by the deadline for the May meeting, the Board could review both the subdivision and site plan review proposal at the May 20<sup>th</sup> meeting and schedule a public hearing for both projects on June 17<sup>th</sup>. Chairman Little mentioned that the site plan review proposal is also required to be sent to the Warren County Planning Department for referral. Along with the deed descriptions, Mr. Rubado asked if a survey map needed to be submitted. The Board stated yes. Mr. Marshall stated that the subdivision map will be included in the plan set. Mr. Rubado said that the map will be revised to show the conveyances (to and from) with revised acreage for each parcel. Mr. Nick recommended including a paragraph that outlines where each conveyance is coming from and going to, which could be attached to the approval. Mr. Marshall stated that the proposed deeds for each property will be provided with the subdivision submission.

**PUBLIC PRIVILEGE:** None.

**BOARD PRIVILEGE:** None.

**ADJOURNMENT:**

Mr. Walp made a motion to adjourn the meeting at 7:26 p.m.; motion seconded by Mr. Nick. Motion carried 5-0.

Respectfully submitted,

Jeremy J. Little  
Secretary