



**MINUTES OF MEETING
TOWN OF CHESTER
PLANNING BOARD
MAY 16, 2016**

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

ATTENDANCE:

Chairperson Paul Little, John Nick, Al Muench, Rick Bump, George Hilton, Eugene Dutcher, Harold Ellsworth, Christine Hayes (Alternate), Walter J. Tennyson (Zoning Administrator), Jeremy J. Little (Secretary).

MINUTES:

Mr. Bump made a motion to accept the minutes for the March 21, 2016 meeting; motion seconded by Mr. Nick. Mr. Muench abstained as he was not present for the March 21st meeting. Motion carried 6-0.

CORRESPONDENCE: Zoning Administrator and Sanitary Code Enforcement Officer's Activity Report for April 2016.

NEW BUSINESS:

#SPR2016-03: Andy Beadnell is seeking Site Plan Review approval for a 49-lot travel trailer campground, located at 8021-8035 State Route 9, identified by Tax Map Parcel #: 36.3-1-12, in Zone Classification Hamlet.

Andy and Tod Beadnell were present to represent the proposal. Tod Beadnell began by stating that the proposal will include 49 RV sites, with an office area/pavilion and pool. No tent sites are proposed for the campground. Each site will have room for two vehicles, with water hookup and electrical service. Mr. Beadnell said that he has been in contact with Jason Monroe, Town of Chester Water Superintendent, regarding the use of municipal water for the campground and there did not seem to be an issue with water capacity to supply the project. There would be gravel compact driveways throughout and the RV pads would consist of compact gravel. Tod Beadnell briefly discussed the septic wastewater system and its location on the parcel. The primary access to the campground would be from State Route 9 and secondary access would be located off Stone Bridge Road. Removal of a couple pine trees was also briefly discussed.

Mr. Nick mentioned that according to the plan, he believed that each travel trailer lot met the 40 ft. width criteria as required under Section 7.12(B) of the Zoning Local Law. Mr. Beadnell stated that each lot will be approximately 40 ft. wide by 95-100 ft. length. Mr. Nick questioned if the new building shown on the site plan, denoted as the "Camp Office", would be exclusively used as a camp office. According to Mr. Beadnell, the building would include a recreation area, along with restrooms for the nearby pool. No store is proposed for the campground at this time.

Mr. Nick asked if the existing plan would be considered as the landscaping plan. Tod Beadnell answered that they would use the existing plan and Andy Beadnell added that there would be replanting of smaller pine trees. Mr. Muench recommended that the Board be provided with a landscaping plan to show placement of the trees.

Mr. Muench questioned Mr. Beadnell about question 20 in the provided short EAF regarding a previous spill on the site. Mr. Dutcher mentioned that it used to be the location of the Riverside Gas Depot. Mr. Beadnell briefly explained that the spill has been remediated.

Mr. Muench questioned if there would be proposed signage. In response, Mr. Beadnell answered that there will be signage and plans for signage would be provided as part of the application. Mr. Muench also recommended that it would be helpful if a schedule was provided on the site plan showing the physical dimensions of each lot, as it would demonstrate that each lot has met the minimum travel trailer lot size requirement of 3,600 square feet with a min. width of 40 ft., as required by Section 7.12(B) of the Zoning Local Law. The Board did not believe there would be an issue with fire or emergency vehicle access.

Chairman Little questioned if trailers would remain on the campground on a permanent basis. Andy Beadnell stated that he prefers seasonal sites, where some of the trailers would stay on the campground year-round.

Mr. Hilton questioned if there would be adequate space on the RV site for storage of a boat or if there would be a central location for storage of boats, since the campground would be close in proximity to the boat launch. Mr. Beadnell mentioned that both options are a possibility. Further, Mr. Hilton recommended that it be identified on the site plan. Mr. Bump recommended that there could be another location on the parcel for parking/storage of the boats, particularly out of sight and possibly in the back of the property.

Chairman Little questioned the collection of the waste. Andy Beadnell said that the septic design is still in the preliminary phase and there would be approximately four different leach fields.

There are two (2) parking spaces proposed for each lot. Mr. Muench recommended that the site plan also include any additional parking spaces, including parking spaces for the camp office. Ms. Hayes mentioned the parking for the nearby restaurant (Café Adirondack) and if that would be impacted. There was short discussion regarding the restaurant parking and Andy Beadnell mentioned that he would work something out with the restaurant owners.

Mr. Nick asked which boat launch would be promoted through advertising, either the South Schroon Lake or Loon Lake Launch. Mr. Nick mentioned that there is currently a significant parking issue at the Loon Lake Launch. Mr. Beadnell stated that the South Schroon Lake launch would most likely be used.

Mr. Nick questioned Mr. Beadnell the anticipated timeline for construction. Mr. Beadnell said that the campground would probably not be operational until summer of 2018.

There would be minimal lighting proposed and it was recommended by the Board to Mr. Beadnell to include the plans for lighting (i.e. downcast, low-level, location) as part of the application.

There was short discussion regarding the construction of structures (i.e. decks, porches, platforms) to be used by those occupying the travel trailers. Mr. Beadnell said that some seasonal campers prefer to have platforms with screening to use as an outdoor seating/dining area.

Chairman Little mentioned to Mr. Beadnell to include the recommendations from the Board on the site plan (i.e. lighting, septic location, landscaping) and make them as part of his proposal. Mr. Beadnell said he would have the site plan complete before the next Planning Board meeting scheduled for June 20th.

OLD BUSINESS: None.

PUBLIC PRIVILEGE:

Sal Tirone asked the Board if there were any questions regarding the orange ticket booth for the laser tag course. Mr. Muench mentioned his concern about the printed letters on the restaurant's wall, which included pricing for playing laser tag. He felt that it was a sign. Mr. Tirone believed that it "was a directional sign and it tells you where to get your tickets". Mr. Muench, along with other members of the Board, believed that this was not a Planning Board issue and that the Zoning Administrator would have to make a determination regarding the printed lettering.

Ms. Hayes mentioned Condition 4 of approval for #SPR2015-11, which states: Maximum size for outdoor props is 4' x 8' and no part of any prop may be visible from Route 9. Ms. Hayes also distributed pictures of the props taken from Mr. Tirone's "Lazer Tag HQ" Facebook page.

Mr. Nick believed that the printed lettering on the building is considered as a permanent sign and he felt that it went against what the Board gave Mr. Tirone as a requirement and as a result, he was not in favor.

Discussion ensued regarding the ticket booth and its location of not being where the Board approved the 12' x 12' ticket booth on the Site Plan at the February 22nd meeting. Chairman Little said that the ticket booth "is on a set of skids and is sitting under the overhang" and is not where the Planning Board approved. Chairman Little discussed with the Board if the current location and size of the ticket booth would be considered as a substantial change to the approved site plan. If so, he believed he would have to submit a new Site Plan Review application for the amended size and location of the ticket booth, but that determination would need to be made by the Zoning Administrator. Mr. Tirone felt where the ticket booth was approved did not make sense.

Mr. Muench mentioned to Mr. Tirone that he is not able to operate the laser tag business until a Zoning Certificate has been issued and all conditions of approval have been met.

Chairman Little said that the Zoning Administrator is the one to determine if the sign on the building is allowed and if Mr. Tirone will be required to come back to the Planning Board to amend the site plan review regarding the ticket booth.

Chairman Little read a portion of the letter from Lizco Realty dated May 12, 2016. Discussion ensued regarding the fencing and the guns being used at the laser tag business. During the discussion about the guns, Mr. Muench stated to Mr. Tirone, "In order for you to operate, in order for Walt to issue a Zoning Certificate, it has to be true that all laser tag guns meet Federal and State requirements for toy laser tag guns." Further, it was also discussed by the Board members that the type of gun currently being used at the laser tag business is different than the gun that was shown to the Board and audience during the site plan review process.

BOARD PRIVILEGE:

A brief discussion ensued regarding the changes to the zoning ordinance. Mr. Nick stated that the Committee meets the fourth Thursday of every month. Chairman Little questioned if there were any training sessions scheduled for this year that the Board members could attend. It was noted that there are online training courses that can be taken to receive credit hours.

ADJOURNMENT:

Mr. Bump made a motion to adjourn the meeting at 8:30 p.m.; motion seconded by Mr. Ellsworth. Motion carried 7-0.

Respectfully submitted,

Jeremy J. Little
Secretary