



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
May 16, 2022**

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

ATTENDANCE:

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

OLD BUSINESS:

#SPR2022-05: Word of Life Fellowship are seeking Site Plan Review approval for the installation and placement of five (5) pre-fabricated 8' x 8' sheds to receive trash and recyclables from campers and guests during their stay on the existing "Word of Life Pines" campground. Property is located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26, in Zoning District Moderate Intensity.

No one was present at the meeting representing Word of Life. Chairman Little reported that the Warren County Planning Department had no comments on the Application.

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. Five pre-fab storage sheds will be essentially invisible from any Public Highway;
5. Trash and Recyclables will be collected daily by Word of Life staff and disposed of properly during season;
6. 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.

A motion was made to approve #SPR2022-05 by John Nick, Seconded by Greg Taylor. With all Board Members in favor, the motion was carried 5-0.

NEW BUSINESS:

Subdivision Sketch Plan Conference (Section 3.01, Town of Chester Subdivision Regulations):

- Existing properties located at Friends Lake Road, currently owned by Hudson Forest LLC:
 - Creation of “Lot 1” and “Lot 2”:
 - Lot 1, consisting of Tax Map Parcel #s: 152.-1-1.3, 135.-2-5.2, 135.-2-4.2, 135.-2- 3.2, 136.-1-24.2.
 - Lot 2, consisting of Tax Map Parcel #s: 136.-1-25.2, 119.-2-13.2, 119.-2-15.

Dennis Phillips was present representing the Applicant.

Kathy Bilfield arrived at 7:04pm via Zoom.

Mr. Phillips explained the request of the applicant. He stated that the Adirondack Park Agency has given a non-jurisdictional letter and there are no plans for development at this time.

Chairman Little asked if the Applicant was consolidating lots. The Agent stated that was correct. Chairman Little presented to the Board that it is possible that the Board consider this a consolidation of two larger lots.

Bruce Goody asked for the reason of the consolidation. The Agent stated that it is a consolidation of parcels.

After a brief discussion, the Board determined they were good to move forward with a consolidation of lots.

A motion was made by Bruce Goody, seconded by Greg Taylor to consider the request a consolidation of smaller lots with Items 1-5 being consolidated to Lot 1 and Items 6-8 being consolidated to Lot 2. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Nick, Goody, Taylor, Bilfield, Powers

NAYS- None

ABSTAINED- None

ABSENT- Hilton

Motion carried 6-0.

PUBLIC PRIVILEGE:

Trevor Sweet, Discussion on Well Construction in connection with #SPR2021-13:

- Condition #3 of Approval for #SPR2021-13:
 - The requirement of 50 ft. minimum casing for the well is to be shown on the Plans. o Water supply well was drilled to 40 ft. with 10" diameter, instead of the required 50 ft. approved by the Planning Board.

Trevor Sweet was present at the meeting. A discussion took place regarding the letter submitted from Rosick Well Drilling. Mr. Sweet reported that the driller drilled 40 feet with casing to reach 520 feet in depth with a 7 gallon per minute flow rate.

A motion was made to approve the amendment to Condition 3 on #SPR2021-13 with the updated verbiage and statistics given by the Applicant and their contractor this evening. The motion was made by Greg Taylor, Seconded by Bruce Goody. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Nick, Goody, Taylor, Bilfield, Powers

NAYS- None

ABSTAINED- None

ABSENT- Hilton

Motion carried 6-0.

PUBLIC HEARINGS & 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.****

John Behan was present at the meeting and presented some changes made to his Site Plan via a Powerpoint Presentation.

John Nick asked about the Drainage Basin on the West Side. The Applicant stated that they created a swale closest to the property. The dry well was created to mirror the other side.

Kathy Bilfield asked about the dimension of the dry well. The Applicant stated this was shown on the construction plans.

Chairman Little read a letter from Traveltown into the record. Mr. Borgos stated that he had no additional comments for the Board this evening.

A discussion took place regarding a Coordinated SEQR Review versus an Uncoordinated SEQR Review.

Zoning Administrator Little stated that he highly recommends that the Board conduct a Coordinated Review.

Resolution for a Coordinated Review was introduced by Chairman Little

Town of Chester Planning Board

RESOLUTION – Seek Lead Agency Status in connection with Site Plan Review
Application #SPR2019-06

Tax Map Parcel #: 87.20-1-5 / Address: 6 Skeet Drive

WHEREAS, the Applicant proposes construction of a 10,000 sq. ft. two-story mixed use commercial building; and

WHEREAS, the Planning Board of the Town of Chester has determined to begin an environmental review process under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Planning Board of the Town of Chester has identified the project to be an Unlisted action for purposes of SEQR review pursuant to 6 NYCRR 617; and

WHEREAS, the Planning Board is the agency most directly responsible for approving the action because of its responsibility for approving the land uses for the property; and

NOW, THEREFORE BE IT RESOLVED, the Planning Board of the Town of Chester hereby indicates its desire to be lead agency for SEQRA review of this action and authorizes and directs the Zoning Administrator to notify any other potentially involved agencies of such intent. The Site Plan Review Application, including Part I of the Short EAF, the property deed, and revised plans will be sent to the following agencies: NYSDOH, NYSDEC and NYSDOT.

MOTION TO SEEK LEAD AGENCY STATUS IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2019-06, JOHN AND CYNTHIA BEHAN, Introduced by Chairman Little who moved for its adoption, seconded by John Nick:

Duly adopted this 16th day of May 2022 by the following vote:

AYES: Little, Nick, Goody, Bilfield, Powers

NOES: Taylor

ABSTAINED: None.

ABSENT: Hilton

Motion carried 5-1.

A discussion took place on Proposed Findings of Fact.

The Public Hearing for #SPR2019-06 remains open.

A motion was made to refer #SPR2019-06 to Warren County for review and comment by John Nick, Seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Nick, Goody, Taylor, Bilfield, Powers

NAYS- None

ABSTAINED- None

ABSENT- Hilton

Motion carried 6-0.

Bruce Goody recused himself from the meeting at 8:14pm.

#SPR2022-06: Kathi DeClerk, Robert Devlin and Deborah Devlin are seeking Site Plan Review approval for the renovation of an existing one-bedroom single-family dwelling with a loft (904 sq. ft. of living area) and construction of a new addition to the existing single-family dwelling. The addition will consist of a new bedroom with master bathroom, living room, laundry and loft, 168 sq. ft. screened porch and 312 sq. ft. deck (Total living area 1,384 sq. ft.). The proposed addition will be constructed on slopes in excess of fifteen-percent (15%) and will increase the square footage of the existing single-family dwelling by more than fifty-percent (50%). Property is located at 38 Woodcliff Acres Rd., identified by Tax Map Parcel #: 120.6-2-17, in Zoning District Moderate Intensity.

Deborah Devlin was present at the meeting. She stated that a gutter system is proposed to be installed with a potential rain garden to the East side of the property. The swales on the property are on the Brown side of their property. Their property has been maintained and never had any water issues.

Having been duly advertised, Chairman Little opened the Public Hearing at 8:18pm-

Eric Sandblom, Civil Engineer for Schoder Rivers Associates, was present at the meeting and represented Cindy Brown. He stated that he submitted a letter to the Board this afternoon. The drainage from both properties could increase with Stormwater. There could also be an increased flow of water on the Brown Property. Mr. Sandblom recommends that the property owners clean the swale.

John Nick stated he was at the property twice today and there was no water coming from either property during the excessive rainstorm we received this afternoon. He agrees with the recommendation of cleaning the swale.

Mr. Sandblom stated he does not feel there is enough information provided to determine water flow impact on the properties.

Deborah Devlin stated that the proposal will have two gable roofs and they have never ignored their property with water mitigation. She also stated that the addition will have a basement.

Chairman Little stated that gutters can be directed to a containment device on the Devlin Property. The Adirondack soils are good at collecting water. Construction runoff is being proposed to be controlled by silt fencing. The present swale comes from uphill on each property. The water would need to run uphill to reach the "Brown" septic system. If the swale is improved, water would end up back on the Devlin property and water could be directed to a catch basin.

Cindy Brown stated she is concerned with the swale and concerned with the rooveside and water runoff going towards the swale.

John Nick stated that the neighbors should work together and allow the swale to be cleaned up during construction.

Mr. Sandblom stated that the Chairman's comments go along with his recommendation. He has concerns with a dry well. He agrees with the rock lining.

John Nick recommends that Cindy Brown install gutters on the Devlin side of the property to mitigate some of the water flow on her property.

Cindy Brown asked if the existing shed would be remaining. The Applicant stated that they have the intention of moving the shed so it is within Zoning; however, nothing has been decided at this time. Cindy Brown stated that she has property line concerns. Chairman Little stated that the plans will need to be stamped by an Engineer.

Chairman Little stated that a rain garden or dry well could be boiler plate on this project on the Plans.

A motion was made by Greg Taylor, seconded by Patrick Powers to close the Public Hearing at 9:02pm. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Nick, Taylor, Bilfield, Powers

NAYS- None

ABSTAINED- Goody

ABSENT- Hilton

Motion carried 5-0.

John Nick stated that he is concerned with how long the Engineer will take on revisions of the plans.

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. Required variances have been approved by the Town of Chester Zoning Board of Appeals;
5. Addition is being built on slopes of 7.15% and increases the square footage of the existing dwelling by less than 50%.

Conditions of Approval-

1. Installation of a silt fence along the southerly border between “Brown” and “Devlin” properties during construction;
2. Rainwater from gutter on the southside of the addition will be directed into a catch basin on the Eastern side of the addition; and,
3. Designs for the catch basin or rain garden that were recommended by Warren County Soil and Water Conservation on April 28, 2022 will be implemented by the Devlins to ensure no water enters the “Brown” property and to be inspected by Winchip Engineering.

The Board determined that the project is a Type II Action not subject to SEQR.

A motion was made to approve #SPR2022-06 by Greg Taylor, Seconded by Patrick Powers. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Nick, Taylor, Bilfield, Powers

NAYS- None

ABSTAINED- Goody

ABSENT- Hilton

Motion carried 5-0.

Bruce Goody rejoined the meeting at 9:14pm.

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****

The Applicant was not present at the meeting.

MINUTES: A motion was made by John Nick, Seconded by Patrick Powers to approve the April 18, 2022 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Nick, Taylor, Goody, Powers

NAYS- None

ABSTAINED- Bilfield

ABSENT- Hilton

Motion carried 5-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for April 2022;
- Written Statement from Stephen Borgos (President of Traveltown, Inc.) dated April 18, 2022 and read at the April 18, 2022 Planning Board Meeting RE: #SPR2019-06;
- Copy of the PowerPoint Presentation by John Behan at the April 18, 2022 Meeting RE: #SPR2019-06;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on April 25, 2022 for #SPR2022-05. Form received by the Zoning Office on April 27, 2022;
- Letter from Steve Borgos, including highlighted drawings, received by the Zoning Office via e-mail on May 02, 2022 RE: #SPR2019-06;
- Letter from Jim Lieberum (Warren County Soil and Water) dated April 28, 2022 and received by the Zoning Office via e-mail on April 28, 2022 RE: Cynthia Brown property on Woodcliff Drive;
- Letter from Rosick Well Drilling received by the Zoning Office on May 02, 2022 RE: Well Construction, Sarah and Trevor Sweet (#SPR2021-13);
- Letter, including revised plans, from John J. Behan dated May 04, 2022 and received by the Zoning Office on May 04, 2022 RE: #SPR2019-06 (6 Skeet Drive);
- Adirondack Park Agency Major Project Public Notice (Application Completed) dated May 02, 2022 and received by the Zoning Office on May 06, 2022 RE: APA Project No. 2022-0014, Proposed tourist accommodation consisting of three new cabins under 300 square ft. in size, etc;
- Letter from Cynthia P. Brown dated May 12, 2022 and received by the Zoning Office via e-mail on May 13, 2022 RE: #SPR2022-06.

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE: None

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 9:16pm, motion seconded by Kathy Bilfield. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Nick, Taylor, Goody, Powers, Bilfield

NAYS- None

ABSTAINED- None

ABSENT- Hilton

Motion carried 6-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board