



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
May 17, 2021**

Acting Chairman George Hilton called the meeting to order at 7:00 p.m.

ATTENDANCE:

George Hilton, Pat Powers, Greg Taylor (Via Zoom), Bob Walp (Via Zoom), John Nick, Al Matrose (Via Zoom), Jack D. Bartlett (Secretary), and Jeremy J. Little (Zoning Administrator) (Via Zoom). Absent was Chairman Paul Little.

PUBLIC HEARINGS AND 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.****

No one was present to speak on this Site Plan Review.

MINUTES: A motion was made by Pat Powers, Seconded by John Nick to approve the April 19, 2021 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Nick- Yes, Mr. Matrose- Yes, Mr. Taylor- Yes. The motion was carried 6-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for April 2021;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on April 22, 2021 for #SPR2021-09 and #SPR2021-10. Forms received by the Zoning Office on May 03, 2021;
- Adirondack Park Agency Minor Public Notice (Application Received) dated May 10, 2021 and received by the Zoning Office on May 11, 2021 RE: APA Project No. 2021-0096 (Matthew Kasson);
- Adirondack Park Agency Minor Project Public Notice (Application Completed) dated May 10, 2021 and received by the Zoning Office on May 11, 2021 RE: APA Project No. 2020-0237 (Chris Coyne);

- Adirondack Park Agency Request for Consultation dated May 11, 2021 and received by the Zoning Office on May 11, 2021 RE: APA Project No. 2020-0237 (Chris Coyne).

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.

#SPR2020-16: John and Laura Dygert are seeking Site Plan Review approval for the construction of a 30' x 30' Addition to an existing 56'-8" x 24'-8" Two-Bedroom Single Family Dwelling which will increase the square footage of the existing single family dwelling by more than 50%. The addition will consist of a full basement, two bedrooms and living area with access to basement. Property is located at 122 Stone Bridge Road, identified by Tax Map Parcel #: 35.2-1-6, in Zoning District Moderate Intensity.

No one was present for this request.

#SPR2021-09: F&W Forestry Services, Inc. are seeking Site Plan Review approval for a log concentration yard, removal of an existing 12' x 16' building and installation of a 14' x 28' x 18' building to be used as an office, and construction of a 12' x 16' x 10' lean-to structure to an existing 12' x 18' x 14' storage shed. Property is located at 16 Ron Gill Lane, identified by Tax Map Parcel #: 87.20-1-1, in Zoning District Hamlet and Moderate Intensity.

The applicant was not present at the meeting. The Board determined that they would move forward with the discussion of an approval this evening. A notice from Warren County was received finding no county impact.

Mr. Hilton stated that this was a SEQR Unlisted Action. The Board completed Parts II and III of the SEQR Environmental Short Form and found small impact. A motion was made by John Nick, Seconded by Al Matrose to declare a SEQR negative declaration. A Roll Call Vote was called by Secretary Bartlett-

Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Nick- Yes, Mr. Matrose- Yes, Mr. Taylor- Yes. The motion was carried 6-0.

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. The project is an unlisted SEQR action and a SEQR negative declaration was issued by the Planning Board;

5. Warren County finds no significant impact;
6. Project meets signage requirements.

Greg Taylor stated that he is concerned with containment. The Board advised him that it was already stated at the April Meeting that there would be containment on the property.

A motion to approve #SPR2021-09 with the Findings of Fact by John Nick, Seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett-

Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Nick- Yes, Mr. Matrose- Yes, Mr Taylor- Yes. The motion was carried 6-0.

#SPR2021-10: Crik Capital Partners, LLC (David C. Crikelair, Manager) is seeking Site Plan Review approval for the conversion of an existing bedroom to laundry and addition of a new family room and master bedroom with an office to an existing single family dwelling. The proposed addition will increase the square footage of the existing single family dwelling by more than 50%. Property is located at 587 Atateka Drive, identified by Tax Map Parcel #: 120.19-1-11, in Zoning District Moderate Intensity.

David Crikelair was present at the meeting via Zoom. Mr. Hilton advised the Board that the County found no significant impact and that this was a SEQR Unlisted Action. Parts II and III of the SEQR Environmental Short Form were completed with a motion by Al Matrose, Seconded by Bob Walp to declare a negative declaration. A Roll Call Vote was called by Secretary Bartlett-

Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Nick- Yes, Mr. Matrose- Yes, Mr. Taylor- Yes. The motion was carried 6-0.

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 negative impacts on the environment;
4. The proposed action is an Unlisted Action with SEQR negative declaration issued by the Planning Board;
5. Warren County finds no significant impact.

A motion to approve #SPR2021-10 with the Findings of Fact by Greg Taylor, Seconded by Al Matrose. A Roll Call Vote was called by Secretary Bartlett-

Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Nick- Yes, Mr. Matrose- Yes, Mr. Taylor- Yes. The motion was carried 6-0.

#SPR2021-11: Word of Life Fellowship is seeking Site Plan Review approval for (1) Renovation of the existing “Lake House” dwelling, including construction of a 416 square ft. addition, demolition of existing 1-story entry vestibule and replacement of existing deck with new deck; (2) Demolition of existing one-story garage; (3) Renovation of the existing one-story detached structure and construction of a two-story garage addition (Garage 900 sq. ft. and Office 540 sq. ft.) to the existing one-story detached structure. Property is located at 8192 State Route 9, identified by Tax Map Parcel #: 36.-1-19.1, in Zoning District Moderate Intensity.

Clinton McKenna was present representing Word of Life. A Zoning Board of Appeals Variance has been granted. A discussion took place on the procedure of waiting to deem the application complete and alternatives that could happen when a response is received from the APA including the scheduling of a Special Meeting. After discussion, the Board tabled the application until the June 21, 2021 Meeting of the Planning Board.

#SPR2021-12: Mary Rohde is seeking Site Plan Review approval for the installation of a 3' x 8' extension to an existing 3' x 32' dock and construction of a new 3' x 40' dock on a contractual access lot. Property is located at 136 Jones Road, identified by Tax Map Parcel #: 86.10-1-49.2, in Zoning District Moderate Intensity.

Andrea McDonough was present via Zoom. The applicant has a pending Variance Application before the Town of Chester Zoning Board of Appeals. The application was tabled until the June 21, 2021 Meeting of the Planning Board.

NEW BUSINESS:

#SPR2021-13: Sarah Phillips is seeking Site Plan Review approval for the construction of a 26' x 26' Single Family Dwelling with second story loft, 12' x 26' front porch, on-site septic wastewater treatment system, water supply well, and driveway with parking. The proposed land use and development will occur on the property where the slopes are in excess of 15%. Property is located at White Schoolhouse Road, identified by Tax Map Parcel #: 69.-1-22, in Zoning District Low Intensity.

Bret Winchip with Winchip Engineering was present at the meeting representing the applicants. Mr. Winchip explained the design of the house and the requests of the applicant. The Board Members present did not see a need to schedule a public hearing as the amount of the public interest would be negligible.

A motion by Bob Walp, Seconded by John Nick to deem the application as complete and send to Warren County for review. A Roll Call Vote was called by Secretary Bartlett-

Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Nick- Yes, Mr. Matrose- Yes, Mr. Taylor- Yes The motion was carried 6-0.

Subdivision Sketch Plan Conference:

- Proposed two-lot subdivision for property currently owned by Varick W. Stringham Jr., located at 222 Indian Springs Road, identified by Tax Map Parcel #: 120.10-1-50, in

Zoning District Moderate Intensity. Proposed Lot 1 consisting of 21.93 acres and Lot 2 consisting of 2.48 acres.

The applicants explained the history and desire to purchase the property. A Leach Field and septic would be present on Lot 2 and would be purchasing Lot 2 and merging into their existing property. A perc test has not yet been completed and the applicant has not yet contacted the Adirondack Park Agency.

Mr. Hilton stated that he foresees a Public Hearing being scheduled. The Board Members present advised the applicant of their next steps with their application. It was also deemed by the Board that this action would be a minor subdivision.

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

Meeting Change Discussion took place with the final discussion being that changing the meeting dates may not benefit anyone in the long run. The Board also reviewed the requests for consultation from the Adirondack Park Agency and found-

- Kasson: No action was necessary
- Coyne: The application meets the Town of Chester Zoning Requirements and that the Board has no comments.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 8:28pm.; motion seconded by George Hilton. A Roll Call Vote was called by Secretary Bartlett-

Mr. Powers- Yes, Mr. Walp- Yes Mr. Hilton- Yes, Mr. Nick- Yes, Mr. Matrose- Yes, Mr. Taylor- Yes. The motion was carried 6-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board