



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
November 15, 2021**

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

ATTENDANCE:

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

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 John Nick, Seconded by Greg Taylor to approve the October 18, 2021 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor

NAYS- None

Abstain- None

Absent- Hilton

Motion carried 5-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for October 2021;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on October 21, 2021 for #SPR2021-18 and #SPR2021-19. Forms received by the Zoning Office on October 25, 2021.

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.

#SPR2021-18: Thomas Gilmore is seeking Site Plan Review approval for the construction of a new Three-Bedroom Single Family Dwelling with attached unheated two-car garage, mudroom connector, entry and screened porch, new water supply well and on-site septic wastewater treatment system. The proposed land use and development will occur on the property where the slopes are in excess of 15% (at the main house location only). Property is located at 444 Chester Shores View, identified by Tax Map Parcel #: 86.18-1-5, in Zoning District Moderate Intensity.

Brett Winchip of Winchip Engineering was present at the meeting. He stated that the Zoning Board of Appeals variance was granted in September 2021. He reminded the Board that the project would be an upgrade to the Wastewater Treatment System on the property.

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 has been designed by a licensed Engineer;
5. The requested Variance has been granted by the Town of Chester Zoning Board of Appeals;
6. The Well must meet the Town of Chester Standards; and,
7. Warren County finds no significant impact on the Environment.

A motion to approve #SPR2021-18 by John Nick, Seconded by Bob Walp. A Roll Call vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor

NAYS- None

Abstain- None

Absent- Hilton

Motion carried 5-0.

#SPR2021-19: Chester Four Corners, LLC is seeking Site Plan Review approval to convert an existing residential apartment, located on the first floor next to the existing law office, into a new space for the existing law office. Property is located at 102 Riverside Drive, identified by Tax Map Parcel #: 104.10-6-23, in Zoning District Hamlet.

The Applicant was not present at the meeting, the Board decided to move forward with their determination.

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 property has been zoned Commercial;
5. Warren County finds no significant impact on the environment;
6. No lighting changes will be made to the building;
7. Parking will be adequate for clientele; and,
8. Negative SEQR Declaration has been determined by the Planning Board.

The Board reviewed the Part II of the Short Environmental Form and determined that #SPR2021-19 was an unlisted action.

A motion to approve #SPR2021-19 by Bob Walp, Seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor

NAYS- None

Abstain- None

Absent- Hilton

Motion carried 5-0.

NEW BUSINESS:

#SPR2021-20: James Mrazek (Agent: Haley Grygiel, Purchaser Under Contract) is seeking Site Plan Review approval for the construction of a 49' x 25' Two-Story Single Family Dwelling with a 12' x 33' Deck and 33' x 8' Side Porch, driveway, on-site septic wastewater treatment system, and water supply well. The proposed land use and development will occur on slopes in excess of 15%. Property is located at Grove Street, identified by Tax Map Parcel #: 137.14-1-18.6, in Zoning District Rural Use.

Haley Grygiel was present at the meeting. She stated that she is looking to create a two story single family dwelling. The slope is 16-17 feet on the property. The Zoning Board of Appeals has granted a variance for the proposed project The Well and Wastewater Treatment system has been approved. She stated that the area developer agrees with the plan for development and has submitted a letter.

Chairman Little stated that this will require County Approval.

Preliminary Findings of Facts-

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 required variances have been approved by the Town of Chester Zoning Board of Appeals;
5. The Adirondack Park Agency finds the project to be non-jurisdictional;
6. The Developer has approved the layout of the project and submitted a letter to the Board; and,
7. The Well & Wastewater Treatment system has been approved by the Town of Chester.

A Motion by John Nick, Seconded by Pat Powers to deem #SPR2021-20 as complete and schedule a Public Hearing for December 20, 2021, and submit to the Warren County Planning Department for review. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor

NAYS- None

Abstain- None

Absent- Hilton

Motion carried 5-0.

#SPR2021-21: Beadland Park, LLC (Andy Beadnell) is seeking Site Plan Review approval for the addition of 12 new RV sites to the existing 49-Lot "Schroon Lake RV Park" Campground. Property is located at 7955-8035 State Route 9, identified by Tax Map Parcel # 36.3-1-12, in Zoning District Hamlet.

Tod & Andy Beadnell were present at the meeting. They are looking to complete a 12 site addition located at the Northwest line following the edge of the property. There will be more spacing between these new lots. The boat storage has been moved and this will require approval by the NYS Department of Health. They will be adding septic to the site and will be coming back with plans at a later meeting. The open space is 20% of the project and there is 1.5-2 acres of disturbance with the new sites. Mr. Beadnell spoke on the Landscaping Plan where a few trees will be removed and 12 new sites will be visible from Route 9 and will have some shielding. There will be no signage changes. The dump station will be adequate. Town water will be sufficient per the Town Water Superintendent.

Chairman Little stated that this project will not require a SPDES permit, but will require county approval.

A discussion took place on the planting plan. John Nick stated that he doesn't see a problem with changing the trees as long as they are planted by the end of 2022 and that the trees are at least 4 feet in height.

Mr. Beadnell stated that they are looking at planting 4-6 ft. spruce trees.

Greg Taylor stated that there is an error in the Short Environmental Assessment Form and asked the Applicant to please correct.

A motion by John Nick, Seconded by Pat Powers to deem #SPR2021-21 as complete, schedule a Public Hearing for December 20, 2021, and submit to the Warren County Planning Department for review. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor

NAYS- None

Abstain- None

Absent- Hilton

Motion carried 5-0.

#SPR2021-22: Peter A. and Janette R. Frasier are seeking Site Plan Review approval for the construction of a 52' x 26'-8" Three-Bedroom Single Family Dwelling with on-site septic wastewater treatment system and water supply well. The proposed three-bedroom single family dwelling is to be constructed on the same lot where there is an existing single family dwelling. Property is located at 1206 Pucker Street, identified by Tax Map Parcel #: 122.-1-26, in Zoning District Rural Use.

Peter & Janette Frasier were present at the meeting. Their lot is over 50 acres and they live in the farmhouse on the property. They would like to add a modular dwelling to the property for their daughter to live in. The new home will have its own septic system and well. The Adirondack Park Agency has approved the project. The driveway access to both dwellings will be 100 feet from the roadway meeting the setback requirements. The Zoning Administrator has contacted the architect regarding the map scaling. The Applicants meet the acreage requirements.

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 Adirondack Park Agency declares the project non-jurisdictional;
5. Well & Wastewater meet Town of Chester Standards;
6. Access Road meets the Town of Chester Standards; and,
7. The project meets density requirements for Rural Use.

Conditions for Approval-

1. The proposed single family dwelling is to be located a minimum of 100 ft. from the right-of-way of Pucker Street.

A motion to approve #SPR2021-22 by Greg Taylor, Seconded by Bob Walp with the Findings of Fact and Condition for Approval. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor

NAYS- None
Abstain- None
Absent- Hilton

Motion carried 5-0.

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

Pat Powers asked about the septic system controversy. Chairman Little stated that the Town is trying to get the Adirondack Park Agency and Department of Environmental Conservation together for a workshop.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 7:55pm, motion seconded by Pat Powers. A Roll Call Vote was called by Secretary Bartlett-

AYES- Little, Powers, Nick, Walp, Taylor
NAYS- None
Abstain- None
Absent- Hilton

Motion carried 5-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board