



**MINUTES OF MEETING
TOWN OF CHESTER
PLANNING BOARD
OCTOBER 15, 2018**

Chairman Little called the meeting to order at 7:02 p.m.

ATTENDANCE:

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

OLD BUSINESS & PUBLIC HEARING:

Having been duly advertised, the public hearing for Site Plan Review Application **#SPR2018-06** was opened by Chairman Little at 7:03 p.m.

#SPR2018-06: Word of Life Fellowship, Inc. is seeking Site Plan Review approval for the construction of a three-court gymnasium, a ten (10) bed infirmary, and a dormitory, on property located at 8072 State Route 9 (4200 Glendale Rd.), identified by Tax Map Parcel #: 36.-1-20, in Zone Classification Moderate Intensity.

Eric Cordis, Project Engineer for Word of Life Fellowship, presented the proposal. Eric Messer from Word of Life Fellowship was also present.

Mr. Cordis explained the proposal. Mr. Cordis stated that the proposed gym is approximately 32,000 square feet and the dormitory is approximately 8,000 square feet. Mr. Cordis mentioned the stormwater plan will involve the installation of stormwater planters. Mr. Cordis stated that the stormwater will enter interceptions along the eaves line which are designed to collect the water and at that point, the water will flow on top of the stormwater infiltration basins and percolate down through them. Mr. Cordis said that the average, every day rainfall will not leave the site or enter the Lake. Exterior and interior renderings of each building were presented to the public and the Board by Mr. Cordis. It was mentioned that the proposed dormitory is similar to the dormitory that had been approved by the Board in 2015; however, it will consist of two stories instead of one. Mr. Cordis stated that the proposed dormitory will house 104 students. Mr. Nick mentioned at the previous meeting in September, Mr. Cordis indicated a 60-66 student increase over what Word of Life currently has and what the capacity of the new dormitory will be. Mr. Cordis agreed and also said that Word of Life is aiming for a student population of approximately 800. Mr. Matrose asked if the Permit has been received from NYSDEC for Stormwater construction. Mr. Cordis stated that NYSDEC is waiting on approval from the Town and all paperwork and materials will be submitted at that time.

A Jurisdictional Determination was received by the APA indicating that no Permit or variance was required from the Agency for the proposal. Chairman Little read a portion of the APA's Jurisdictional Determination to the public and the Board. In the audience, a gentleman asked if there will be a parking area around the two proposed structures. Mr. Cordis stated that there will be

parking, primarily for maintenance, emergency and handicap usage. Concerns regarding parking were briefly discussed. Mr. Messer stated that the current population of students is approximately 367 and the aim for a student population of 800 is a 10 year goal. Mr. Messer mentioned that an estimate of 25-30 percent of the students have vehicles on the campus and the Jack Wyrzten parking lot has approximately 600 parking spaces.

Mr. Nick said there have been concerns from residents regarding noise during the concert and also stated his concerns regarding the noise. Mr. Messer said that he has met with concerned community members, including Ross Schoembs, where the noise concerns have been discussed. Mr. Messer stated that it is an active conversation and Word of Life strives to be good neighbors. He also believed that the outdoor music festival called "Worship in the Adirondacks" benefits the community as it draws approximately 2,000 to 3,000 people to the area, which helps to support local businesses. Mr. Messer said that it has been discussed that no outdoor projecting music is to be played beyond 10:30 p.m. Mr. Nick believed that the additional students essentially results in more activity and noise and that 10:30 p.m. is too late for a noise cap. Mr. Messer was unsure of the correlation between the proposed structures to the noise. Further, Mr. Messer stated that Word of Life is receptive in the search to find a solution to the concerns.

In the audience, Ross Schoembs who owns property at 213 East Shore Drive in Adirondack, expressed his concerns regarding the excessive noise generated by Word of Life and its impact on nearby properties. Another concern resident, Kathy Bilfield, mentioned that a different venue location might be a possible solution and did not believe it is an appropriate location for such an event. Stephen Ehlers, who is President of the East Shore Schroon Lake Association (ESSLA) and owner of property located at 716 East Shore Drive in Adirondack, also stated his concerns regarding noise. Chairman Little believed that the concerns do not apply to the proposal. Mr. Cordis stated that approximately 800 students were on the campus in the mid 1990s. Mr. Nick asked if a noise survey had been done and if not, he would like to have a comment from an individual who specializes in noise levels/abatement.

Chairman Little stated that the noise from the concert and the rodeo is certainly a concern for the Town Board. Further, regarding the noise from the concert, Chairman Little believed that the noise is generated from the performers, not the audience. He also said that there definitely needs to be a method of mitigation of the sound but did not believe it was a consideration of the Board. Mr. Nick thought it would be a good idea for a noise study or evaluation to be performed. Mr. Cordis stated that the future, as far of population, is nothing different than what has already been and explained that currently the campus has the beds, which would allow for a population of 800 students. In addition, Mr. Walp believed that the concert noise is a separate matter.

Mr. Ellsworth asked if there was any concern regarding noise from the facility prior to the first concert season being held on the campus. Mr. Ehlers stated that it was slight, but nothing close to what currently exists. Mr. Stannard agreed that there is a noise concern; however, he said that the noise is an existing issue and the Board is to review what is being proposed. Mr. Cordis said that there are ways to mitigate the noise (i.e. speakers turned into the event, additional speakers with volume turned down). Mr. Nick questioned if there will be vegetation removed or installed. Mr. Cordis said there will be vegetation that will be added around the structures and some vegetation, including trees, will be removed.

Chairman Little mentioned that a potential motion of approval could be made with the condition that no further increase in the number of students would be permitted until a sound mitigation study had been done. Mr. Messer agreed that a sound mitigation plan will be pursued and that Word of Life would be more than happy to work with the local community members regarding the issue. He also stated that there are changes that can be made to the operational noise. Mr. Cordis said that there are two issues: noise from the campus operations and noise from the concert.

Mr. Hilton questioned if Word of Life has any facilities that are closer to the Lake than the proposed structures. Mr. Cordis stated that there are. Mr. Hilton believed that there would be no anticipation for any increase in noise as a result of what is being proposed as there are residential buildings that are currently located closer to the Lake. Mr. Cordis said that the study regarding the ongoing operational noise would take approximately 2 to 3 months to complete.

Mr. Ellsworth made a motion to adjourn the public hearing at 8:56 p.m. for Site Plan Review Application **#SPR2018-06** until next month, at which time a study will have been commenced for the operational side relating to the noise abatement and not be inclusive of the concert, with a status update of the noise study at next month's meeting; motion seconded by Mr. Nick. Motion carried 7-0.

NEW BUSINESS:

#BLA2018-05: McPhillips Properties, LLC is seeking approval for a boundary line adjustment for properties located at McPhillips Lake Drive and 96 McPhillips Lake Drive. The lot identified by Tax Map Parcel #: 136.-1-3 will decrease from 46.7 +/- acres to 46.2 +/- acres and lot identified by Tax Map Parcel #: 136.-1-22 will increase from 8.37 acres to 8.87 acres. Conveyance is .5 acre.

Bernice McPhillips presented the proposal. Ms. McPhillips explained that she would like to add one-half (1/2) acres from the property currently consisting of 46.7 acres to an existing parcel. She also mentioned there is a boathouse on the 46.7 acre parcel (Tax Map Parcel #: 136.-1-3) that has been there for a number of years.

Chairman Little made a motion of approval for **#BLA2018-05:**

Findings of Fact:

The Planning Board finds that:

1. The request is a boundary line adjustment;
2. The boundary line adjustment is approved subject to conditions stated in Section 7.22(B); and,
3. The approved map will be signed by the Chairman of the Planning Board as a non-jurisdictional project.

Motion seconded by Mr. Stannard. Motion carried 7-0.

MINUTES:

Mr. Ellsworth made a motion to accept the minutes from the September 17, 2018 regular meeting; motion seconded by Mr. Nick. Motion carried 7-0.

CORRESPONDENCE: Zoning Administrator's Activity Report for September 2018; Town of Chester Master Plan.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE: None.

ADJOURNMENT:

Mr. Hilton made a motion to adjourn the meeting at 9:07 p.m.; motion seconded by Mr. Walp. Motion carried 7-0.

Respectfully submitted,

Jeremy J. Little
Secretary