



**MINUTES OF MEETING  
TOWN OF CHESTER PLANNING BOARD  
October 19, 2020**

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

**ATTENDANCE:**

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

**PUBLIC HEARINGS AND OLD BUSINESS:**

**#SD2020-02:** Peckham Materials Corp. is seeking approval for a three-lot minor subdivision on property located at State Route 9, identified by Tax Map Parcel #: 121.-1-48, in Zoning Districts Moderate Intensity and Industrial Use.

Eric Schwenker representing Peckham Materials Corp. was present at the meeting via Zoom. He asked that the Public Hearing be tabled as he had submitted documents to the Adirondack Park Agency for their inquiry. After discussion by the Board and having been duly advertised, Chairman Little opened the Public Hearing at 7:03pm.

A motion was made by John Nick, Seconded by Al Matrose to table SD2020-02 till the November 16, 2020 Meeting. A Roll Call Vote was called by Secretary Bartlett- Chairman Little- Yes, Mr. Hilton- Yes, Mr. Walp- Yes, Mr. Nick- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, and Mr. Taylor- Yes. The motion was carried 7-0.

**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.

By the Request of the applicant, this Site Plan Review has been tabled until further notice.

**#SPR2020-15:** Thomas and Karen DuRose are seeking Site Plan Review approval for the storage of boats and trailers (maximum of 100) for a fee. Property is located at 37 Old Schroon Rd., identified by Tax Map Parcel #: 36.-1-24, in Zoning District Moderate Intensity.

Thomas & Karen DuRose were present at the meeting. Mrs. DuRose spoke that she believed that all the Board was waiting for was a response from the Warren County Planning Department. Chairman Little stated that they had received notice back and the county found no impact.

Pat Powers stated that he wants the storage of boats to not be seen from the roadway. Mr. DuRose stated that if someone was absolutely looking for the boats then they may see them, however, if you were just passing by then you will not see them behind the garage.

Chairman Little asked the applicants on scaling. Mrs. DuRose showed Chairman Little on the survey map. Chairman Little stated that the proposed is 170 feet from the roadway and he believes that this fixes any issues with visibility of the boats from the roadway.

#### 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. Warren County finds no significant impact;
5. No work will be done on the stored boats;
6. Boats will be as invisible to the public as possible;
7. No outdoor lighting for the boat storage; and,
8. No Public Hearing will be held as public interest is negligible

Al Matrose asked who and how will the boats be stored. Mr. DuRose stated that the boats would be brought for storage by the person storing or their proxy.

Greg Taylor stated that some screening from the roadway would be nice. Mrs. DuRose stated that the current screening and landscaping would remain and would provide screening.

#### Conditions for Approval-

1. No work will be done on the stored boats;
2. No lighting or signage; and,
3. Existing foliage will not be removed.

A motion to approve #SPR2020-15 with the Findings of Fact and Conditions for Approval by Al Matrose, Seconded by John Nick. A Roll Call Vote was called by Secretary Bartlett- Chairman Little- Yes, Mr. Hilton- Yes, Mr. Walp- Yes, Mr. Nick- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, and Mr. Taylor- Yes. The motion was carried 7-0.

#### **NEW BUSINESS:**

**#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.

John and Laura Dygert were present at the meeting and explained their request.. Chairman Little stated that a Waste Water Treatment System Inspection would need to be signed off on by a Licensed Engineer when bedrooms are added. The applicants stated that they will be getting rid of one bedroom and adding two with the addition. The tank is a concrete tank that is believed to be 1000 gallons and they believe that there is a leach field. A discussion took place on the need for an inspection and it was determined that the Application is tabled until the November Meeting until applicants return with septic inspection from a licensed professional.

**#SPR2020-17:** Matt and Kristi Daly are seeking Site Plan Review approval for the construction of a new two-story Five-Bedroom Single Family Dwelling, 100 sq. ft. shed, driveway, on-site septic wastewater treatment system, well and landscaping. The proposed land use and development will occur on the property where the slopes are in excess of 15%. Property is located at McPhillips Pine Lane, identified by Tax Map Parcel #: 136.-1-35, in Zoning District Moderate Intensity.

Bret Winchip from Winchip Engineering was present at the meeting. A presentation was made regarding the Pump Station. Al Matrose stated that he would like a shut off on the system in addition to the bell and light. John Nick proposed a discussion on isolation valves. The applicant stated that the pump would be connected to the generator.

#### 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; and,
4. No Public Hearing will be held as the amount of Public Interest is negligible.

#### Conditions for Approval-

1. The effluent pump will be tied in to the generator; and,
2. There will be a twenty-four (24) hour monitoring system installed to detect water leakage.

A Motion to Approve #SPR2020-17 with the Findings of Fact and Conditions for Approval was made by Al Matrose, Seconded by Greg Taylor. A Roll Call Vote was called by Secretary Bartlett- Chairman Little- Yes, Mr. Hilton- Yes, Mr. Walp- Yes, Mr. Nick- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, and Mr. Taylor- Yes. The motion was carried 7-0.

#### **Concept Plan Conference (Section 5.04 of the Zoning Local Law):**

- Clinton McKenna, owner of property located at 71 Olmstedville Rd., identified by Tax Map Parcel #: 35.4-2-47, is seeking to convert the existing building (former Pottersville School and Word of Life Fellowship Offices) into residential apartments. Bret Winchip (Winchip Engineering) will present the proposal as Agent for Mr. McKenna.

Robert Simon of Smith & Simon LLC and Bret Winchip of Winchip Engineering were present at the meeting. Bret submitted Conceptual Plans for the renovation of the Pottersville School Building to turn them into Apartments during Phase I. Phase II would include Parking Garages for Tenants. If this project is successful applicant may want to add additional apartments. The Septic Plan would allow for extra bedrooms, and Sprinkler System would be installed.

John Nick- Wants to ensure that there is adequate parking on the property. Yes, there would be for Phase I and II. Mr. Nick also asked about lighting and signage. No plans at this time.

Chairman Little stated that with the size of the property, additional parking could be added.

John Nick stated that he would like to see a Landscaping Plan and plans for Driveways and Lighting. Chairman Little stated that there is no APA Jurisdiction, will require County Approval, and will need a Public Hearing. This is in the Pottersville Water District. Mr. Winchip stated that he has been in touch with the Water Superintendent and they are in consultation about pressure. The property owner may need to provide water storage on site.

John Nick recommended that the applicant speak to the Town of Chester to check the capacity for the system and ensure that the Water System can hold the capacity for the apartment building as well as the neighboring property owners.

Bob Walp asked about alterations to the exterior of the building. The applicant stated that there would be some alterations. Chairman Little asked what the intended housing would be. The applicant stated that the plan is for Age Restricted Housing. Greg Taylor stated that he wants to see this project completed, discussion took place on a Project Bond. John Nick asked who is the building owner. The applicant stated that the building is owned by the applicant. Chairman Little asked the Board if they had thoughts on the Town of Chester retaining their own engineer for consultation on the project. Greg Taylor stated that he feels that Bret Winchip is capable. Al Matrose stated that he agrees with Mr. Taylor.

Bret Winchip stated that Warren County will require approved plans and it will come back to the Engineer and Architect if the project is not completed correctly.

Al Matrose believes that the Planning Board just needs components of the project to review. John Nick stated that water is a big issue and the Pottersville Water District needs to be reviewed prior to the project moving forward. Greg Taylor asked about an Alternate Drilled Well. Bret Winchip responded that he would think that a storage system that would fill during non peak times would be a fix to the issue. Chairman Little asked about the estimated completing on the project. The applicant responded that they are hopeful to have it completed within 2 years. Chairman Little stated that he believes that a Site Plan Review could be completed once the Pottersville Water District is consulted.

Pat Powers asked about the number of apartments. The applicant stated that Phase I would be 22 apartments, Phase II would be 7 apartments.

**#SPR2020-18:** Courtney Greco is seeking Site Plan Review approval for a retail store to sell clothing, household items, furniture, children's toys and books, etc. Property is located at 6384 State Route 9, identified by Tax Map Parcel #: 104.10-4-1.1, in Zoning District Hamlet.

Courtney Greco was present at the meeting and explained her project of adding a store in town for local sales. Parking would be on Main Street and Pine Street. A Folding Sign would be used for the Front of the Store and Signage would be placed on the stairs. Off Street Parking was questioned. Page 63 of the Zoning Local Law was consulted by Chairman Little and it was determined that the applicant has more parking than is necessary. The Board believes that parking is adequate. Chairman Little stated that this will require County Approval. The applicant stated that there will be no lighting changes.

A motion was made by Al Matrose, Seconded by Bob Walp to deem the application complete, schedule a Public Hearing for November 16, 2020 and send to Warren County for review. Secretary Bartlett called a Roll Call- Chairman Little- Yes, Mr. Hilton- Yes, Mr. Walp- Yes, Mr. Nick- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, and Mr. Taylor- Yes. The motion was carried 7-0.

**#BLA2020-01:** Dominic Volpe Irrevocable Trust (Shaun Volpe Trustee) is seeking approval for a boundary line adjustment for properties located at 2 Dixon Road and 24 Dixon Road. The lot identified by Tax Map Parcel #: 88.13-1-6 (Lamphere) will decrease from 3.32 ± acres to 3.15 ± acres and lot identified by Tax Map Parcel #: 88.13-1-4 (Volpe) will increase from 3.54 to 3.71 acres. Conveyance is .172 ± acres.

Angie Mead from Gallo Realty was present at the meeting representing the applicant. A Walk Way was built on the neighbor's property and are doing an adjustment after consultation with the APA and both property owners. Chairman Little stated both lots will remain bigger than 1 acre.

Findings of Fact-

1. Meets all requirements of 7.22(A) lines 1-6; and,
2. 2006-0151(A) APA Permit.

Conditions for Approval-

1. The deed describing the boundary line adjustment parcel must contain a covenant stating that the conveyance is a boundary line adjustment and that the boundary line adjustment parcel is to merge with the receiving adjacent parcel and may not be sold separately, and must state that these covenants "run with, touch and concern the land"; and,
2. The approved map shall be stamped and signed by the Chairman of the Planning Board as a non-jurisdictional project and the map must be filed by the Applicant in the Office of the County Clerk.

A motion was made to Approve #BLA2020-01 with Findings of Fact and Conditions for Approval by Al Matrose, Seconded by Pat Powers. A Roll Call Vote was Called by Secretary Bartlett- Chairman Little- Yes, Mr. Hilton- Yes, Mr. Walp- Yes, Mr. Nick- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, and Mr. Taylor- Yes. The motion was carried 7-0.

**MINUTES:** Chairman Little stated that he was not present at the September 21, 2020 Meeting, therefore his name should not have been on the Roll Calls. The Secretary stated that he would make the changes and resubmit. John Nick made a motion to approve the Minutes of the September 21, 2020 Meeting of the Town of Chester Planning Board with the corrections

presented by Chairman Little. The motion was seconded by Greg Taylor. A roll call vote was called by Secretary Bartlett- Chairman Little- Abstained, Mr. Hilton- Yes, Mr. Walp- Yes, Mr. Nick- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, and Mr. Taylor- Yes. The motion was carried 6-0.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for September 2020;
- Request received via e-mail on October 14, 2020 from Eric Schwenker (Authorized Agent for Peckham Materials Corp.) to table the scheduled public hearing RE: #SD2020-02;
- Adirondack Park Agency Permit 2006-0152A issued on October 14, 2020 and received by the Zoning Office on October 15, 2020 RE: Two-Lot Subdivision, Dixon Road (in connection with #BLA2020-01);
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on September 30, 2020 for #SPR2020-15. Form received by the Zoning Office on October 19, 2020.

**PUBLIC PRIVILEGE:** None

**BOARD PRIVILEGE:**

John Nick- Pottersville Project: Comments from Supervisor Leggett and Attorney for the Town should be received, concerned with the Town and Liability from the project in regards to the Water.

Al Matrose would also like a bond to see the project completed. Parking requirements for Route 9 Storefronts were discussed, and believes that this should be brought to the Town Board for consultation.

Supervisor Craig Leggett (Via Zoom) spoke on the Community Parking. Planning Board could send a recommendation to the Town Board.

John Nick asked Supervisor Leggett about the Water Supply for the Pottersville Project. Supervisor Leggett said that Cedarwood Engineering could be consulted for the November Meeting.

**ADJOURNMENT:**

John Nick made a motion to adjourn the meeting at 8:57 p.m.; motion seconded by Al Matrose. A roll call vote was called by Secretary Bartlett- Chairman Little- Yes, Mr. Hilton- Yes, Mr. Walp- Yes, Mr. Nick- Yes, Mr. Powers- Yes, Mr. Matrose- Yes, and Mr. Taylor- Yes. The motion was carried 7-0.

Respectfully submitted,

Jack D. Bartlett  
Secretary  
Planning Board