



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
OCTOBER 21, 2019**

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

Mrs. Hutton sat on the Board in Mr. Ellsworth's absence.

ATTENDANCE:

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

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.

The property owner/applicant were not present to represent **#SPR2019-06**.

MINUTES:

Chairman Little mentioned that a minor correction should be made to a term used in the Public Privilege section (Page 5) of the Special Planning Board Meeting minutes on October 10th. He recommended that the term "precedence" be replaced with "precedent" which was inserted in the following sentences:

Page 5, Public Privilege, First Paragraph: "Mr. Matrose stated that he feels that this would be setting a precedence..."

Page 5, Public Privilege, Last Paragraph: "...and feels that this will not set precedence in the future."

Mr. Matrose made a motion to accept the October 10, 2019 Special Planning Board Meeting Minutes with the above corrections made; motion seconded by Mr. Hilton. Motion carried 4-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for September 2019.
- APA Jurisdictional Determination J2019-0652 RE: Bobel Proposed Two-Lot Subdivision (TM #: 103.-1-9).

OLD BUSINESS: None.

NEW BUSINESS:

Review of a sketch plan subdivision proposal to subdivide Tax Map Parcel #:103.-1-9, currently consisting of 205 acres into two parcels. Parcel 1 to consist of 154 ± acres, Parcel 2 to consist of 51 ± acres. Property is currently owned by Richard Bobel and Paul Bobel, located at 53 Pine Notch Rd., in Zoning District Rural Use.

Sharon Bobel presented the proposal. Ms. Bobel stated that she is one of the four owners of the property (other three owners: Richard Bobel, Mark Bobel, and Paul Bobel). Ms. Bobel briefly explained the proposal. She said that she has had a conversation with Ron Dixon at Warren County, who informed her that there are two survey maps of the property. As a result, she said they would like to use the existing survey maps to separate the property into two (2) separate tax lots. Chairman Little stated that a minor subdivision application will need to be submitted to the Board for the next meeting in November. Brief discussion ensued regarding the use of the two existing survey maps for submission with the Subdivision Application. Board decided that an official survey map showing the division of the one parcel into two lots on the same subdivision Plat will need to be submitted with the minor subdivision application. Brief discussion ensued regarding subdivision submittal deadlines and procedure.

#SPR2019-13: Glens Falls National Bank and Trust Co. is seeking Site Plan Review approval for the relocation of three employees from Upstate Insurance Agency to the Bank location. Property is located at 6353 State Route 9, identified by Tax Map Parcel #: 104.10-6-24 and 104.10-5-1, in Zoning District Hamlet.

Chip Butler, Facilities Manager for Glens Falls National Bank, presented the proposal. Mr. Butler explained that the Bank is seeking to relocate three employees from Upstate Insurance Agency to the current Bank location. Mr. Butler stated that the existing building will still be classified as a Bank; however, there will be three employees specializing in insurance that will be added to the existing staff. Mr. Butler said that Upstate Insurance Agency is underneath their moniker "Arrow Financial Corporation". There will be no change to the existing parking, no change to the existing exterior signage and at this time, there is no plan for new exterior signage. Chairman Little asked about the location of the present office. Mr. Butler stated that the lease will be expiring on November 30, 2019 and as a result, the existing sign for Upstate Agency will be decommissioned once the lease has expired. The Board did not feel that a public hearing is necessary for the proposal; however, it was mentioned the project requires referral to the Warren County Planning Department.

Mr. Hilton made a motion to deem Application #SPR2019-13 complete, forward the Application to the Warren County Planning Department and move to the Agenda for November 18th; motion seconded by Mrs. Hutton. Motion carried 4-0.

#SD2019-04: Lasselle Enterprises, Inc. is seeking approval for a two-lot subdivision on property located at Valley Farm Rd., identified by Tax Map Parcel #: 70.-1-7, in Zoning District Resource Management.

Richard Lasselle, President of Lasselle Enterprises, Inc., presented the proposal. Mr. Lasselle stated that the property to be subdivided is located on Valley Farm Road, currently 86 ± acres, and was formerly owned by the Audubon Society. Mr. Lasselle explained that the majority of the property consists of wetlands. The small proposed portion of the 86 ± acre parcel, consisting of 3.13 ± acres, will be separated and merged with an existing parcel owned by Mr. Lasselle (TM #: 70.-1-9), which is currently 1.27 ± acres and improved with an existing camp. Once the merge of the two properties has been completed, the resulting acreage of TM # 70.-1-9 (593 Valley Farm Rd.) will be approximately 4.4 ± acres. As explained by Mr. Lasselle, the

remaining 83 ± acre parcel will be turned over to the Homeowner's Association. Mr. Matrose believed that the merge of the 3.13 acre parcel with the 1.27 acre parcel is an improvement as the smaller lot is becoming larger in size. Chairman Little stated that correspondence has been received by the Adirondack Park Agency with a Permit issued authorizing a prospective two-lot subdivision.

Mr. Hilton commented that he believed the project is an Unlisted Action and as a result, Part II of the Short EAF will need to be completed.

Mr. Matrose made a motion to deem Application #SD2019-04 complete and to schedule a public hearing for November 18, 2019; motion seconded by Mrs. Hutton. Motion carried 4-0.

PUBLIC PRIVILEGE:

Bret Winchip from Winchip Engineering asked the Board if it would be permissible for any site preparation to be done on a lot (owned by Kevin Y. H. Chang), prior to the project receiving site plan review approval from the Board. The Secretary read Section 4.04(D) of the Zoning Local Law. Mr. Winchip said that the property owner would like to have a well drilled, which will be located on the back side of the dwelling. Mr. Winchip mentioned that once the foundation has been dug, it would be difficult to get the well rig in on the parcel. Brief discussion ensued regarding drilling a well on the property. The Site Plan Review application will be reviewed at the November 18th meeting.

BOARD PRIVILEGE:

Chairman Little made a motion to thank Harold Ellsworth for his service on the Town Planning Board; motion seconded by Mr. Hilton.

Chairman Little also mentioned Keith Fish, who served on the Planning Board as member, and that he will be sending a note to his family.

ADJOURNMENT:

Mr. Matrose made a motion to adjourn the meeting at 7:38 p.m.; motion seconded by Mrs. Hutton. Motion carried 4-0.

Respectfully submitted,

Jeremy J. Little
Secretary