



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
SEPTEMBER 16, 2019**

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

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

ATTENDANCE:

Chairperson Paul Little, George Hilton, Bob Walp, George Stannard, Al Matrose, Vanessa Hutton, and Jeremy J. Little (Secretary and Zoning Administrator). Absent was John Nick 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: Mr. Stannard made a motion to accept the minutes from the Regular Meeting on August 19, 2019; motion seconded by Mr. Walp. Motion carried 6-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for August 2019.
- APA Request for Consultation dated August 19, 2019 and received by the Zoning Office on August 21, 2019 RE: APA Project No. 2019-0060 – Lasselle Enterprises, Inc.
- APA Minor Project Public Notice dated August 19, 2019 and received by the Zoning Office on August 21, 2019 RE: APA Project No. 2019-0060 – Lasselle Enterprises, Inc.

OLD BUSINESS: None.

NEW BUSINESS:

#SPR2019-08: Word of Life Fellowship is seeking Site Plan Review approval to retain and renovate a 78' x 40' x 28' (H) 2-Story Portion of the current Field House building, which was to be removed as per conditions of approval for #SPR2015-02. Property is located at 8072 State Route 9 (4200 Glendale Rd.), identified by Tax Map Parcel #: 36.-1-20, in Zoning District Moderate Intensity.

Eric Messer from Word of Life Fellowship presented the proposal. Ben Nassivera from HCP Architects and Craig Davin from BBL Construction Services were also present. Mr. Messer stated Word of Life is seeking for permission to keep the east side of the "Huskies Den and Recreation Center" (formally known as the "Field House"). Mr. Messer provided a brief background regarding the Site Plan approval for the Student Life Center on February 23, 2015, with the condition to remove a portion of the Gymnasium (aka Field House) to provide a 75'

minimum clearance between the two structures. He mentioned it is their understanding that the 75' clearance was a combination of the front yard setback of the Student Life Center and a side yard setback of the Field House. Mr. Messer stated Word of Life is asking for relief from the conditions imposed by the Board as part of the approval for #SPR2015-02. Word of Life would like to keep the existing structure and to renovate it for both dormitory space for the Bible Institute students as well as using the lower level for the athletic programs and administrative offices. Mr. Messer briefly explained that Word of Life has experienced growth in the enrollment and could greatly utilize the particular space. During the review of #SPR2015-02 for the Student Life Center, Mr. Messer stated Word of Life was not planning to keep the portion of the building and at the time, WOL intended to remove the entire structure. Since 2015, Mr. Messer said that the friends of the Ministry and benefactors have supported Word of Life in a financial aspect to renovate the facility and fully remodel it for their program.

Mr. Nassivera stated that the Student Life Center is Type 5B Construction (fully sprinklered) and the Field House is Type 5B Construction (not sprinklered). He further mentioned that as per the NYS Building Code and separation requirements, a 10 to 30 ft. 0 hour separation is permitted. The current condition is 31 ft. eave to eave.

Chairman Little said that he has read the Planning Board meeting minutes where #SPR2015-02 was discussed and was unable to find in the minutes that explains the conclusions outlined in the 02/23/15 LA Group memo. Chairman Little asked Mr. Messer if he could enlighten the Board on the reasoning regarding the 75 ft. clearance. Mr. Messer stated he has had discussions with Eric Cordis and Lisa Tonneson-McCorkell (LA Group) regarding the 75 ft. minimum clearance and how that was determined. Their conclusion was that it was a combination of the front yard setback for the SLC and the side yard setback for the Field House (as stated earlier).

Mr. Messer explained that the road is designed to support a fire truck and is rated for 26 tons, with plenty of movement for fire purposes in between the buildings.

Chairman Little stated that the proposal will have to be referred to the Warren County Planning Department and is a Type II action.

Chairman Little entertained a discussion with the Board members to schedule a special meeting to consider all four (4) SPR Applications, as (1) the next regular Board meeting would not be until October 21st and (2) an Applicant was unable to meet the deadline to make the September 16th meeting for construction of a single family dwelling on a slope in excess of 15%, which will require Site Plan Review approval. The Board agreed to schedule the special meeting to consider all four (4) Applications and the additional SPR Application on October 10th.

Mr. Matrose made a motion to deem Application **#SPR2019-08** complete, refer the proposal to the Warren County Planning Department, and to schedule a public hearing for **#SPR2019-08** on October 10, 2019 at 7 p.m.; motion seconded by Mr. Stannard. Motion carried 6-0.

#SPR2019-09: Word of Life Fellowship is seeking Site Plan Review approval for the construction of a 40' x 84' open sided pavilion. Property is located 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26, in Zoning District Moderate Intensity.

Doug Bensen from Word of Life presented the proposal. Mr. Bensen briefly explained Word of Life is seeking approval for the construction of a 40' x 84' open sided pavilion to be used for picnic, dining and other outdoor activities. Currently, a temporary tent arrangement is being

utilized to facilitate the need. Chairman Little stated that the proposal will be more aesthetically pleasing than a tent arrangement and will be in close proximity where the food preparation is taking place. Chairman Little mentioned the proposal also requires referral to the County Planning Department.

Mr. Hilton made a motion to deem Application **#SPR2019-09** complete, refer the proposal to the Warren County Planning Department, and to schedule a public hearing for **#SPR2019-09** on October 10, 2019 at 7 p.m.; motion seconded by Mr. Stannard. Motion carried 6-0.

#SPR2019-10: Doyle and Carla Ross are seeking Site Plan Review approval for the placement of a mobile/manufactured home. Property is located at 507 Rock Ave., identified by Tax Map Parcel #: 122.-1-36, in Zoning District Resource Management.

Mr. and Mrs. Ross presented the proposal. Mrs. Ross explained that they applied for a grant through Rebuilding Together Saratoga and the plans are to remove the existing mobile home on the property and replace with a new (Year: 2020) mobile home, which will be somewhat smaller in size. Chairman Little stated that the property is in Zoning District Resource Management and is a Class B Regional Project, which require Planning Board approval and referral to the Adirondack Park Agency. There are also variances being requested (front yard and rear yard) for placement of the mobile home, which will be reviewed by the Zoning Board of Appeals at the September 24th ZBA meeting.

Mr. Stannard made a motion to deem Application **#SPR2019-10** complete, refer the proposal to the Adirondack Park Agency, and to schedule a public hearing for **#SPR2019-10** on October 10, 2019 at 7 p.m.; motion seconded by Mr. Hilton. Motion carried 6-0.

Mrs. Hutton stated she would recuse herself from the Board, as she is to present her proposal **#SPR2019-11** to the Board.

#SPR2019-11: Chester Four Corners, LLC is seeking Site Plan Review approval to convert an existing residential apartment into a law office and for the construction of a 12' x 9.5' portico addition to existing building over an existing rear deck. Property is located at 102 Riverside Dr., identified by Tax Map Parcel #: 104.10-6-23, in Zoning District Hamlet.

Mrs. Hutton briefly explained the proposal, which consists of converting an existing apartment to a commercial use (law office). In addition, Mrs. Hutton is requesting approval for a small portico addition to the existing building over an existing rear deck. Chairman Little stated the proposal will require referral to the Warren County Planning Department due to the location of the proposed business. Mrs. Hutton explained that on the site plan provided to the Board, there are eight (8) parking spaces noted on the Plan. She also clarified that the 8 parking spaces, as noted, were not to be represented as only being used by the law office and clients.

Mr. Stannard made a motion to deem Application **#SPR2019-11** complete, refer the proposal to the Warren County Planning Department, and to schedule a public hearing for **#SPR2019-11** on October 10, 2019 at 7 p.m.; motion seconded by Mr. Walp. Motion carried 6-0.

Mrs. Hutton returned to the Board as Board member.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE:

Zoning Administrator briefly explained the reasoning to the Board regarding the request for the Special Planning Board Meeting. On July 23, 2019, the Zoning Board of Appeals approved a front yard setback in order to construct a single family dwelling on a property located at Kingsley Lane. After discussion with the Applicant's Engineer, it was discovered that the dwelling would be constructed on a slope of more than 15%. As a result, site plan review is required.

Chairman Little stated that the site plan review requirement for any land use and development on a slope of more than 15% is in the Zoning Local Law. He further explained that he was in agreement to have a special meeting, as the next Planning Board meeting would be on October 21st.

There were no advisory comments from the Board members for the Lasselle Enterprises, Inc. proposal, currently being reviewed by the Adirondack Park Agency. As a result, the Secretary will send a letter to the Agency.

ADJOURNMENT:

Mr. Matrose made a motion to adjourn the meeting at 7:37 p.m.; motion seconded by Mr. Stannard. Motion carried 6-0.

Respectfully submitted,

Jeremy J. Little
Secretary