



**MINUTES OF MEETING  
TOWN OF CHESTER  
PLANNING BOARD  
SEPTEMBER 18, 2017**

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

**ATTENDANCE:**

Chairperson Paul Little, Al Muench, George Hilton, Christine Hayes, Rand Fosdick, Harold Ellsworth, George Stannard, Jeremy J. Little (Secretary). Absent were John Nick and Walter J. Tennyson (Zoning Administrator).

Due to the absence of Board member John Nick, George Stannard sat on the Board in his place.

**OLD BUSINESS:**

**#SPR2017-02:** Tim Beadnell is seeking Site Plan Review approval for the addition of 25 new sites to the existing campground (Loon Lake RV Park located at 5408 State Route 8). Property is located at State Route 8, identified by Tax Map Parcel #: 103.-1-18.2 and # 103.-1-18.3, in Zone Classification Low Intensity.

Tim Beadnell of Loon Lake RV Park presented the proposal. Mr. Beadnell mentioned that a SPDES Permit has been issued and passed out a copy of the Permit to each Board member. Mr. Beadnell noted the location of the six (6) parking spaces that were included on the Site Plan when the eight (8) RV sites were approved in 2015. Mr. Beadnell said that he could fit four (4) parking spaces in the “triangle” and propose placement of eight (8) additional parking spaces to the 6 parking spaces approved in 2015. Each site will meet the lot size and forty ft. (40’) width requirement and Mr. Beadnell said that a small spreadsheet will be added to the Site Plan, detailing the size and width of each site.

Chairman Little said that it is a Class B Project in a Low Intensity Zone. Chairman Little read an e-mail dated September 17, 2017 from John Nick concerning additional parking spaces. Mr. Muench questioned if a Stormwater Pollution Prevention Plan had been done. Mr. Beadnell pointed out on the Site Plan the locations of stormwater retention ponds. Mr. Muench mentioned the need for a traffic analysis. He also stated that the Board needs to determine the impact, if any, on traffic and on the public beach before the Board decides the application is complete, but certainly before the Board takes any action. Mr. Stannard mentioned that he was a safety traffic officer for the State Police and he stated that the State Police would need to be contacted first and they would determine if something needs to be done in that area.

Chairman Little read Section 6.04-4 & 6.04-5 of the Zoning Local Law. Mr. Fosdick believed that the Beach is a separate issue and the only issue the Board should consider is the traffic of the vehicles coming into the campground. Further, he believed the Beach and the traffic on State Route 8 is a Town or State issue. Mr. Muench said that there have been numerous concerns regarding traffic hazards, the speed limit, and people crossing back and forth. Mr. Ellsworth said that the

traffic impact going into the campground is minimal to none. Chairman Little said that the Town Board is certainly aware of the issue and that the suggestion to contact the State Police is a good idea. Brief discussion ensued regarding a crosswalk in the area. Mr. Muench discussed screening of the sites and due to the layout of the campground, there is little point in screening the sites from public view. Mr. Muench mentioned that the complete project application and public hearing notice is to be submitted to the County and Adirondack Park Agency. Brief discussion ensued regarding SEQRA review.

Mr. Ellsworth made a motion to deem Site Plan Review Application **#SPR2017-02** complete for holding a public hearing and to schedule a public hearing for next month on October 16, 2017; motion seconded by Mr. Hilton. Motion carried 7-0.

### **NEW BUSINESS:**

**#SPR2017-03:** KDBF Ventures, LLC is seeking Site Plan Review approval for a 30' x 25' addition to existing utility room at the existing Medical Marijuana Facility. Property is located at 6030 State Route 9, identified by Tax Map Parcel #: 121.-1-61, in Zone Classification Industrial Use.

Keeley Peckham presented the proposal. Ms. Peckham stated the proposal involves a 30' x 25' addition to an existing building. Primary use of the addition would be for storage purposes. She stated that one of the main problems they have encountered was removal of waste in the winter months, as the waste is required to be composted indoors. She also briefly discussed the current status of the facility and its growing success. Mr. Muench questioned how the addition to the garage would impact the economics of the project. Ms. Peckham said that the economics would improve significantly and particularly when it comes to the waste disposal process. Currently, the employees have to move a wood chipper around and maneuver other things into position, which takes approximately 20 minutes every day to set up. She further said the addition would allow everything to be set up continuously and in terms of storage and cleanliness, the ability to keep supplies inside year round would be a big improvement. At this time, there will be no additional parking or signage. The existing down-cast lighting will be re-positioned.

Chairman Little mentioned the possibility of waiving the public hearing. Mr. Muench said that when the Marijuana Facility was approved, it was determined as a Class B Regional Project. Mr. Muench said that if the current proposal is a Class B Regional Project, Article 6 of the Zoning Local Law does not appear to require a public hearing. He stated that at the public hearing for the Marijuana Facility proposal, there was no public comment. With no comments from the previous public hearing, Mr. Muench said that as the proposal is for a minor addition, he did not feel there was a need for a public hearing.

Mr. Muench made a motion to determine application **#SPR2017-03** to be complete and found that the project would not have any significant adverse environmental impact, that the Board send the application as required to the County for their comment, and the Board found no significant reason to have a public hearing so the public hearing is waived; motion seconded by Mr. Ellsworth. Motion carried 7-0.

**Gifted Lot Subdivision:** Gary T. and Deborah L. Wallace are seeking approval for a gifted lot subdivision, on property located at 540 Rock Ave. Ext., identified by Tax Map Parcel #: 122.-1-39,

in Zone Classification Moderate Intensity. Proposed Parcel A (Gifted Lot) will consist of 5.16 +/- acres, Proposed Parcel B will consist of 55.7 +/- acres.

Ms. Hayes mentioned that on the map, it showed that a portion of the gifted lot (in the shape of a triangle) would be a part of Parcel B as there was a double arrow included on the map connecting the two together. She recommended to Mrs. Wallace that the double arrow be removed on the map as the piece would not be included with Parcel B, but rather with Parcel A. The 5.16 +/- acre parcel is vacant and the intended recipient is Mrs. Wallace's son, Travis and his wife, Jessica. Her son intends to construct a dwelling on the parcel. Mr. Muench suggested that the public hearing be waived and to approve the gifted lot transfer subject to the Secretary receiving the revised map and the Chair signing the revised map.

For the gifted lot by Gary and Deborah Wallace to Travis and Jessica Wallace, Mr. Muench made a motion that the public hearing be waived and the gifted lot subdivision be approved and as soon as the map is available, ask the Chair or Vice Chair of the Planning Board to sign the map of the gifted lot subdivision, and ask the applicant to file a copy of the deed affecting the conveyance of the gifted lot with the office of the Zoning Administrator and the Office of the Warren County Clerk; motion seconded by Mr. Hilton. Motion carried 7-0.

**MINUTES:**

Mr. Muench made a motion to accept the minutes for the August 21, 2017 meeting; motion seconded by Ms. Hayes. Motion carried 7-0.

**CORRESPONDENCE:** Zoning Administrator and Sanitary Code Enforcement Officer's Activity Report for August 2017.

**PUBLIC PRIVILEGE:** None.

**BOARD PRIVILEGE:**

Mr. Muench mentioned that he received a "Save-The-Date" e-mail from the Adirondack Park Agency for the 2018 Adirondack Park Local Day Conference, which will be held on April 18<sup>th</sup> & 19<sup>th</sup>, 2018 at the Crowne Plaza in Lake Placid.

**ADJOURNMENT:**

Mr. Muench made a motion to adjourn the meeting at 7:52 p.m.; motion seconded by Mr. Fosdick. Motion carried 7-0.

Respectfully submitted,

Jeremy J. Little  
Secretary