



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
Regular Meeting
September 20, 2021**

Acting Chairman George Hilton called the meeting to order at 7:00 p.m.

ATTENDANCE:

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

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. ****PUBLIC HEARING remained open from 06/17/2019 Meeting.****

No one was present to speak on this Site Plan Review.

MINUTES: A motion was made by John Nick, Seconded by Greg Taylor to approve the August 16, 2021 Minutes of the Planning Board. A Roll Call Vote was called by Secretary Bartlett-

Chairman Hilton- Yes, Mr. Taylor- Yes, Mr. Walp- Yes, Mr. Nick- Yes. The motion carried 4-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for August 2021;
- Letter from Harold Townley dated September 03, 2021 and received by the Zoning Office on September 03, 2021 RE: Slight modification to approved plans for the construction of a garage on <15% (#SPR2021- 08, approved on April 19, 2021);
- Letter from John and Laura Dygert dated September 08, 2021 and received by the Zoning Office on September 08, 2021 RE: Amendment to previously submitted plans in connection with #SPR2020-16;
- Adirondack Park Agency Minor Project Public Notice (Application Completed) dated September 15, 2021 and received by the Zoning Office on September 20, 2021 RE: APA Project No. 2021-0043 Construction of a single family dwelling within the Hudson River Recreational River Area, on/near Bird Pond Road (Tax Map Parcel #: 66.7-1-6.2);

- Adirondack Park Agency Request for Consultation dated September 17, 2021 and received by the Zoning Office on September 20, 2021 RE: APA Project No. 2021-0043 (Eric Schenone).

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 ****TABLED UNTIL FURTHER NOTICE BY REQUEST OF APPLICANT****

By the request of the applicant this Site Plan Review was tabled until further notice.

#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 master bedroom, living room and basement access 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 Dygert was present at the meeting and explained the changes and updates to their application. They would now be using piers instead of a foundation and changed to two bedrooms. There would be no changes to the septic system.

The Board did not see a need to schedule a Public Hearing.

A motion was made by John Nick, Seconded by Greg Taylor to deem the Application complete and submit to Warren County for review. A Roll Call Vote was called by Secretary Bartlett-

Chairman Hilton- Yes, Mr. Taylor- Yes, Mr. Walp- Yes, Mr. Nick- Yes. The motion carried 4-0.

#SD2021-02: Thomas Richardson is seeking approval for a three-lot minor subdivision on property located at 20 Alder Brook Road, identified by Tax Map Parcel #: 17.-1-27, in Zoning District Low Intensity.

Mathew Webster was present from Van Dusen & Steves Land Surveyors. He stated that the test pits and plans have been submitted as requested by the Board. Test pits and perc tests were completed on each proposed lot.

A motion was made by Greg Taylor, Seconded by Bob Walp to deem the Application complete, and schedule a Public Hearing for October 18, 2021. A Roll Call Vote was called by Secretary Bartlett-

Chairman Hilton- Yes, Mr. Taylor- Yes, Mr. Walp- Yes, Mr. Nick- Yes. The motion carried 4-0.

NEW BUSINESS:

#SPR2021-16: Laszlo Fuzesi is seeking Site Plan Review approval for the construction of a new two-story Six-Bedroom Single Family Dwelling, 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.-1-30, in Zoning District Moderate Intensity.

Brennan Drake & Chris Keil were present representing the applicant. They are looking to build a Multi-Generational Home to be a family getaway. They would like the design of the home to fit into the landscape. Subject lot is 5.5 acres. The applicant would like to keep a buffer and landscape while limiting the size of development. There is natural drainage on the property. The applicant would like a natural look.

John Nick asked if the trees depicted on the design were accurate. The applicant stated that they were. Mr. Nick reminded the applicant that there is a restriction on tree removal. The applicant stated that they were aware.

The applicant continued with their presentation stating that in the packet is a rendering of the home. They are using natural lighting and making the home as energy efficient as possible.

George Hilton asked about erosion and sediment control for Friends Lake during construction. The applicant stated that they use best management practices, silt fences, and controlled construction entrances.

John Nick confirmed that the dock depicted on the plans was not being requested at this time. The applicant stated that it was just a placeholder.

Zoning Administrator Little asked what material was being used for the path to the lake. The applicant stated that they are using natural material. The absorption field slope is 10% and a retaining wall would be necessary.

John Nick asked about a final landscaping plan prior to approval. The applicant stated that the area of disturbance would be replanted with a wild flower mix and recommended that the landscaping plan could be a condition of approval.

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. The project is a Type II Action requiring no further review under SEQR; and,
5. According to Section 5.06 G(1) of the Town of Chester Zoning Local Law, No Public Hearing will be scheduled as the amount of public interest would be negligible.

Condition of Approval-

1. The proposed landscaping below the 700 ft. elevation mark will require a Site Plan Review Application to be submitted to the Planning Board.

A motion was made by Mr. Taylor, Seconded by Mr. Nick to approve #SPR2021-16 with the Findings of Fact and Conditions are presented. A Roll Call Vote was called by Secretary Bartlett-

Chairman Hilton- Yes, Mr. Taylor- Yes, Mr. Walp- Yes, Mr. Nick- Yes. The motion carried 4-0.

Bob Walp presented to the Board that there is a struggle at times in finding the applicants property. The idea or proper identification of property during the application process so that it can be found easier. The Zoning Administrator stated that he will make up an identification card and provide it to applicants when they turn in their applications.

Amendment request to the following Site Plan Review #SPR2021-08 proposal approved on 04/19/2021 to slightly revise the location of the proposed garage to align with the existing driveway:

- #SPR2021-08: Harold Townley is seeking Site Plan Review approval for the construction of a new two-car two-story detached garage (27' x 27' including overhangs). Proposed land use and development will occur on slopes in excess of 15% and grading per engineered drawing will be completed. Property is located at 89

Harold Townley was present at the meeting. He stated that he is paying to move a National Grid Power Pole on his property. He can then relocate construction to the center of his property. The applicant will revise the approved plot plan and show the new location of the garage and drop off to the Zoning Office.

A motion was made by Bob Walp, Seconded by Greg Taylor to approve the Amendment. A Roll Call Vote was called by Secretary Bartlett-

Chairman Hilton- Yes, Mr. Taylor- Yes, Mr. Walp- Yes, Mr. Nick- Yes. The motion carried 4-0.

Request for Consultation-

The Adirondack Park Agency (APA) has requested consultation on APA Project #2021-0043. After discussion, the Board is satisfied as long as the applicant receives the required variances from the Town of Chester Zoning Board of Appeals.

PUBLIC PRIVILEGE: None

BOARD PRIVILEGE:

John Nick stated that he had done research on the need for an Engineer's stamp on Septic System Applications. The Zoning Administrator had provided him a Fact Sheet from the NYS Department of Health dated 2004 stating that the Department of Health wants a licensed professional engineer or architect to design septic wastewater systems. The Adirondack Park

Agency Regulations dated 2019 state that they require an Architect, or Qualified Contractor to sign off on the plans. John has given the conflicting information to the Town Supervisor and asked that a determination and direction be given to the Planning Board. It has been 2-3 weeks, however, the Board will continue to wait for clarification.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 8:02pm, motion seconded by Bob Walp. A Roll Call Vote was called by Secretary Bartlett-

Chairman Hilton- Yes, Mr. Taylor- Yes, Mr. Walp- Yes, Mr. Nick- Yes. The motion carried 4-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board