



**MINUTES OF MEETING
TOWN OF CHESTER PLANNING BOARD
September 21, 2020**

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

ATTENDANCE:

Vice Chairperson George Hilton, Bob Walp, John Nick, Pat Powers, Al Matrose, Greg Taylor (Alternate), Jack D. Bartlett (Secretary), and Jeremy J. Little (Zoning Administrator). Absent was Vanessa Hutton, and Chairperson Paul Little.

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.****

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

#SPR2020-11: Beadland Park LLC (Andy Beadnell) is seeking Site Plan Review approval for the construction of an 8' x 16' bathhouse and to revise the previously approved landscaping berm plan in connection with #SPR2016-03 (approved on 08/15/16) and construct two (2) berms instead of one (1) berm. Additional requests for revisions to #SPR2016-03 and #SPR2019-18 approvals are detailed in a letter dated August 4, 2020 received from Tod Beadnell. Property is located at 8021-8035 State Route 9, identified by Tax Map Parcel #: 36.3-1-12, in Zoning District Hamlet.

Tod Beadnell representing Andy Beadnell was present at the meeting. John Nick asked if approval had been received from the Department of Health and if it was submitted to the Town Zoning Administrator. Zoning Administrator Little stated that everything has been received. Mr. Nick asked if the Septic Approval had been received. Mr. Beadnell responded that it was on the DOH Permit. Chairperson Hilton asked for the length of the berm. Mr. Beadnell stated that it totaled 190 feet for installation and planting.

Having been duly advertised, Chairperson Hilton opened the Public Hearing at 7:04pm.

No comments were made during the Public Hearing

A motion to close the Public Hearing at 7:05pm by John Nick, Seconded by Bob Walp. Secretary Bartlett called a Roll Call vote-

Chairperson Hilton- Yes, Mr. Nick- Yes, Mr. Walp- Yes, Mr. Powers- Yes, Mr. Taylor- Yes, and Mr. Matrose- Yes. The motion was carried 6-0.

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. The Bathhouse has been relocated to a new location on the property.;
6. The Berm will be a total of 190 feet;
7. Parking was relocated to the Park Office behind the berm; and,
8. NYSDOH Approval has been granted

The Board completed a Short Environmental Impact Study and found that there would be no negative impact. A motion was made by Bob Walp, Seconded by George Hilton to declare the negative impact. A Roll Call Vote was called by Secretary Bartlett-

Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

Conditions for Approval-

1. Uncompleted site work to be completed by November 01, 2020.

A motion to approve #SPR2020-11 with the Findings of Fact and Conditions was made by George Hilton, Seconded by Bob Walp. A Roll Call Vote was called by Secretary Bartlett- Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

#SPR2020-14: Lyme Adirondack Timber Sales, LLC is seeking Site Plan Review approval to construct a new log storage yard on 7 of 10 lots (TM #s 121.-1-52 thru 56, 64 and 65), construction of a new office building and maintenance building on TM #: 121.-1-51, and the (2) remaining lots to remain undeveloped and used as a borrow area for fill material (TM #s 121.-1-49 & 50). Properties are located at Ross Farm Rd., identified by Tax Map Parcel #s: 121.-1-49 thru 56, 64 and 65), in Zoning District Industrial Use.

Bob Holmes of Jarrett Engineering was present at the meeting and explained the Site Plan Review request to the Board. The explanation included a review of the project and any disturbances to acreage and improvements being made to the access road. The SWIPP Report and Narrative were submitted to the Town of Chester and the Board. NOY's have been submitted and should receive a permit shortly from the State.

Having been duly advertised, Chairman Hilton opened the Public Hearing at 7:19pm.

No comments were made during the Public Hearing.

A motion to close the Public Hearing by John Nick, Seconded by George Hilton at 7:19pm. A Roll Call Vote was called by Secretary Bartlett- Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

The Board reviewed Part II of the Short EAF and a motion was made by George Hilton, Seconded by Bob Walp to declare a negative impact finding. A Roll Call Vote was called by Secretary Bartlett- Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

Warren County found no County Impact

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. Warren County finds no significant impact.

Conditions of Approval-

1. A copy of the SPDES Permit or Approval of the SPDES Permit to be submitted to the Zoning Administrator.

The Applicant asked if they could get a copy of the County Approval for their records. The Zoning Administrator stated that he would forward a copy of the referral response to Mr. Holmes.

A motion was made by George Hilton, Seconded by Greg Taylor to approve #SPR2020-14 with the Findings of Fact and Conditions of Approval presented. A Roll Call Vote was called by Secretary Bartlett- Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

MINUTES: Pat Powers made a motion to approve the Minutes of the August 17, 2020 Meeting of the Town of Chester Planning Board. The motion was seconded by John Nick. A roll call vote was called by Secretary Bartlett- Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for August 2020;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on August 24, 2020 for #SPR2020-11, #SPR2020-12, #SPR2020-13 and #SPR2020-14. Forms received by the Zoning Office on August 25, 2020;

- E-mail dated September 2, 2020 from Joan Little and received by the Zoning Office on September 3, 2020 with attached letter from Joan Saunders Little, Karen Linn, Susan Roach, and Jean Beadle dated September 2, 2020 RE: “Planning Board Meeting – September 21, 2020; Loon Lake Dock Expansion Concept Hearing; Mary Rhode (“Applicant”)”;
- E-mail from Mary Ann Walker dated September 09, 2020 and received by the Zoning Office on September 9, 2020 RE: Planning Board Meeting 09/21/20 – Mary Rohde;
- Letter from Chris Devaney dated September 9, 2020 and received by the Zoning Office on September 10, 2020 RE: September 21, 2020 Presentation, Jones Rd. Common Beach Lot #1 Dock Proposal;
- Letter from Daniel R. Brown (POA for Fagen and Brown) dated September 8, 2020 and received by the Zoning Office on September 14, 2020 RE: “Report of an Application filed with Town of Chester by Mary Rohde to increase dock size, shape and capacity at so-called ‘Shared beach Lot #1 of Jordan Jones’ First (1924) subdivision”;
- E-mail from Thomas F. Gagnon dated September 11, 2020 with attachments and received by the Zoning Office on September 14, 2020 RE: “Rohde’s Proposed Dock Facility – Lot #1 a/k/a Beach Lot”;
- Portion of the NYSDEC SWPPP for the Proposed Log Storage Facility Expansion to serve Lyme Adirondack Timber Sales, LLC (#SPR2020-14), received from JARRETT Engineers, PLLC on September 11, 2020 – Part I (Erosion and Sediment Control (Narrative Only), Part II (Post Construction Stormwater Management (Narrative Only), and Part III (Industrial Activities Stormwater Management (Narrative Only)).

OLD BUSINESS:

#SPR2020-12: W & B Golf Carts, Inc./Scott Patzwahl is seeking Site Plan Review approval for retail sales and service of golf carts. Property is located at 13 Skeet Drive, identified by Tax Map Parcel #: 87.20-1-3, in Zoning District Hamlet.

Scott with W & B Golf Carts, Inc. was present at the meeting. Chairman Hilton stated that the Board had received a notice of no County Impact.

Chairman Hilton asked about the lighting on the front of the building. Mr. Patzwahl stated that they have not purchased the building yet; however, they will fix the lighting on the building when they do. Chairman Hilton stated that the light that he is speaking of is not downcast. Chairman Hilton asked about the removal of white pine trees on the property. Mr. Patzwahl stated that he needs to clean up the property a bit when he purchases. The white pines are interfering with the fence. He would also like his business to be visible from the roadway as they are a retail business. The property will be landscaped, the lower branches need to be thinned, and may want to put something more attractive than the white pines on the property.

Al Matrose stated that he believes that the applicant should be able to make the business more visible from the roadway as other businesses in the area are visible from the roadway.

Mr. Patzwahl stated that he wants the property to look nice for the community and the visibility of the business.

The Board completed a Short EAF and a motion was made by Greg Taylor, Seconded by George Hilton to declare a negative impact. A Roll Call Vote was called by Secretary Bartlett- Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

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; and,
5. Business is for retail & service of Golf Carts.

Conditions for Approval-

1. All exterior lighting to be downcast to reduce light pollution and eliminate off-site glare.

A motion to approve #SPR2020-12 with the Finding of Facts, Conditions for Approval by Bob Walp, Seconded by George Hilton. A Roll Call Vote was called by Secretary Bartlett- Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

#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.

The Applicant requested that #SPR2020-13 be tabled until the October 2020 Meeting of the Planning Board.

NEW BUSINESS:

Amendment request to the following Site Plan Review #SPR2019-15 proposal to revise the size of the building approved by the Planning Board on December 16, 2019:

#SPR2019-15: James and Maribeth Batsford are seeking Site Plan Review approval for the construction of an addition to an existing 18' x 24' garage which will increase the square footage of the existing garage by more than 50%. The addition will consist of an attached 10' x 17' workshop and 40' x 60' building to be used as a garage and storage space. Property is located at 268 Perry Rd., identified by Tax Map Parcel #: 51.-1-26.1, in Zoning District Rural Use.

Requested Amendment: The addition will consist of an attached 10' x 18' workshop with the eve extending over a 10' x 6' slab on the road facing side, and a 30' x 50' building to be used as a garage and storage.

Chairman Hilton stated that the amendment is for reduced square footage and overall square footage would be less. No changes have been made to the previous environmental impact study.

A motion was made by John Nick, Seconded by Pat Powers to approve the Amendment to #SPR2019-15. A Roll Call Vote was called by Secretary Bartlett- Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

#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 Schroom Rd., identified by Tax Map Parcel #: 36.-1-24, in Zoning District Moderate Intensity.

Karen & Thomas DuRose were present at the meeting. The applicant provided a bulleted list for the project. John Nick asked if the building will be just for storage, not for work. The Applicants stated that was correct. Pat Powers asked if it would be seen from the roadway as he is concerned that it would be a detriment to nearby properties. The Applicants stated that they don't believe that the project would be seen from the roadway. The Applicant stated that there will be boat or trailer storage from September 1st to June 15th. Chairman Hilton stated that there will be no exterior lighting or signage on the property. The applicant stated that that was correct. Karen DuRose said that Word of Life had no objection to the proposal.

The Board felt that there was no need for a Public Hearing as the amount of Public interest was negligible.

A motion was made by Bob Walp, Seconded by Greg Taylor to deem #SPR2020-15 as complete and submit to Warren County for review. A Roll Call Vote was called by Secretary Bartlett- Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

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

- Mary Rohde, title holder of property located at 136 Jones Rd., identified by Tax Map Parcel #: 86.10-1-49.2, is seeking to expand the current permitted dock (32' x 3') to accommodate up to six (6) boats for the back lots that have deeded access to the beach.

Mary Rohde, the Title Holder for the property, was present at the meeting and discussed the history of the property. The application would request 6 Boat Slips. John Nick asked for a better drawing of the property, if any of the dock space would be renting (They will not be), How many people the dock would be owned by (5 people would own the dock space and would be paying for the construction and maintenance of the dock), and Mr. Nick feels that this would require approval by the Zoning Board of Appeals.

Al Matrose asked if the square footage of the dock is larger than what is presently there, the Applicant stated that that was correct.

John Nick asked who was designing the dock, the Applicant stated that it would be Best Built Dock Builders. Mr. Nick stated that there are no other F Shaped Docks on the property other than the Marina.

Greg Taylor stated that the Applicant should figure out the measurements and have a survey completed. The dock lines show that the neighbor's dock is over the property line. Half of the property would need to be kept for bathing and swimming.

John Nick stated that the docks need to be 15 feet from the property line and the docks can't consume more than 50% of the property. The plan would need to be laid out on the property frontage.

Zoning Administrator Little stated that an area variance(s) may be requested if requirements of Section 7.03 cannot be met.

Bob Walp asked about the Title Holder versus the 23 lots that have access to the property.

John Nick stated that there is No Formal Association.

Al Matrose stated that the deed states access and that is what the applicant is doing. '

Next Steps for the Applicant-

1. See Plans with lengths, square footage, setbacks
2. Determine requirements for ZBA and submit necessary applications

#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 District Industrial Use.

Eric Schwanker representing Peckham's Material Corps explained the three lot minor subdivision that is being requested.

A Short EAF was submitted.

A motion was made by John Nick, Seconded by George Hilton to declare #SD2020-02 as complete and schedule a Public Hearing for October 19, 2020. A Roll Call Vote was called by Secretary Bartlett- Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

PUBLIC PRIVILEGE:

Joan Little- Follow up on the next step for the Mary Rohde Application. Chairman Hilton stated that the applicant will be returning with more information.

David Walker- Question to the Board on the footage proposed. The Board responded that the deed says that 100 feet of waterfront. A surveyed map would be necessary. The applicant will have to show frontage. The Board has no authority to approve at this time.

BOARD PRIVILEGE:

No Business accord during Board Privilege.

ADJOURNMENT:

John Nick made a motion to adjourn the meeting at 8:35 p.m.; motion seconded by Greg Taylor. A roll call vote was called by Secretary Bartlett- Mr. Nick- Yes, Mr. Hilton- Yes, Mr. Matrose- Yes, Mr. Walp- Yes, Mr. Powers- Yes, and Chairman Little- Yes. The motion was carried 6-0.

Respectfully submitted,

Jack D. Bartlett
Secretary
Planning Board