

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, July 18, 2022, 7:00 P.M.

Town of Chester Municipal Center – 6307 State Route 9, Chestertown

Join Zoom Meeting

<https://us02web.zoom.us/j/89295422549>

Meeting ID: 892 9542 2549

One tap mobile

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Meeting ID: 892 9542 2549

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PUBLIC HEARINGS AND OLD BUSINESS:

- **#SPR2022-07:** Heather and Joseph Rio are seeking Site Plan Review approval to amend Site Plan Review Application #SPR2021-04 approved on March 15, 2021 for the keeping of one (1) horse, construction of a 24' x 30' Horse Barn and approximately 10,000 sq. ft. paddock with a 5 ft. high fence. Amendment request is to include additional livestock (Maximum number of the following livestock: (2) Goats, (3) Horses, (6) Chickens, (4) Ducks, (1) Rabbit, No Pig(s)). Property is located at 1439-1443 Friends Lake Road, identified by Tax Map Parcel #: 103.-1-23, in Zoning District Moderate Intensity.

MINUTES: Amend or accept minutes from Regular Meeting on June 27, 2022.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for June 2022;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on June 30, 2022 for #SPR2022-07 and #SPR2022-08. Forms received by the Zoning Office on July 06, 2022;
- Association of Towns and New York Planning Federation 2022 Fall Planning and Zoning Schools;

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****
- **#SPR2022-08:** Lindsey and Justin Persons are seeking Site Plan Review approval to change the use of the existing building from a Restaurant (Pizza Shop, formerly "High Peaks Pizzeria" and "Buttino's Italian Bistro") to a Beauty Salon ("Looks by Lindsey & Co. Hair Studio"). Property is located at 6382 State Route 9, identified by Tax Map Parcel #: 104.10-4-1.2, in Zoning District Hamlet.

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NEW BUSINESS:

- **#SPR2022-10:** Randal A. and Mary Miller are seeking Site Plan Review approval for the installation and placement of a 48" x 74" free-standing off-premise business sign for "Miller's Masonry & Property Management". Site Plan Review approval is required for installation of an off-premise sign, per Section 7.04(F)(11) of the Town of Chester Zoning Local Law. Property is located at 7860 State Route 9, identified by Tax Map Parcel #: 52.8-1-22, in Zoning District Hamlet.
- **#SPR2022-11:** Christopher and Christin Mason are seeking Site Plan Review approval for the renovation of an existing 33' x 36' barn to a one-bedroom single-family dwelling with sleeping loft and construction of an 8' x 36' front porch addition. The proposed single-family dwelling will have an on-site septic wastewater treatment system and will be on the same lot as the existing single-family dwelling. Site Plan Review approval is required for an additional principal building on the same lot where one exists, according to Section 7.15 of the Town of Chester Zoning Local Law. Property is located at 102 State Route 28N, identified by Tax Map Parcel #: 66.10-3-5, in Zoning District Hamlet.
- **#BLA2022-04:** Riverside Epworth League Institute is seeking approval for a boundary line adjustment for properties located at Lot 49-50 T&C 24th TWP and 72-78 East Hudson River Drive. The lot identified by Tax Map Parcel #: 102.-1-1 will decrease from 297.15 ± acres to 296.46 ± acres and the lot identified by Tax Map Parcel #: 102.40-1-12 will increase from 8.93 acres to 9.62 acres. The proposed conveyance is .69 acres.

PUBLIC PRIVILEGE:

BOARD PRIVILEGE:

ADJOURNMENT: