



PLANNING BOARD
Regular Meeting – May 15, 2023

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

Attendance:

Chairman Paul Little, John Nick, Patrick Powers, Greg Taylor, Bruce Goody, Zoning Administrator Jeremy J. Little (via Zoom) and Mindy Conway (Acting Secretary) were present. Vice Chairperson George Hilton and Kathy Bilfield were absent.

Public Hearings and Old Business:

#SD2023-03: Donald J. Stadler Family Trust is seeking approval for a two-lot minor subdivision on property located at 241 Perry Road, identified by Tax Map Parcel #: 51.-1-12.11, in Zoning District Rural Use.

Chairman Little **opened** the public hearing for **Minor Subdivision #SD2023-03: Donald J. Stadler Family Trust** at 7:00 pm.

John Bradway was present, representing John Stadler, and was looking to subdivide the property into two (2) lots.

Chairman Little asked if anyone from the public would like to speak.

Jim Batsford said that as a neighbor he wanted to voice his support for the Project.

On a motion by John Nick, seconded by Bruce Goody the public hearing for **Minor Subdivision #SD2023-03: Donald J. Stadler Family Trust** was **closed** at 7:02 pm

AYE 5 NO 0

Board reviewed the SEAF Part 2 and agreed “Little or No Impact”.

RESOLUTION

NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH MINOR SUBDIVISION APPLICATION #SD2023-03, DONALD J. STADLER FAMILY TRUST

WHEREAS, the Town of Chester Planning Board (“Planning Board”) has received an Application from Donald J. Stadler Family Trust (the “Applicant”) for a two-lot minor subdivision for property located at 241 Perry Road, identified by Tax Map Parcel #: 51.-1-12.11 (the “Project”); and

WHEREAS, the Planning Board has identified the Project to be an Unlisted action for purposes of SEQRA review pursuant to 6 NYCRR 617; and

WHEREAS, the Planning Board has decided to conduct an uncoordinated review as a Lead Agency for the Project; and

WHEREAS, the Planning Board has received a Short Environmental Assessment Form (“SEAF”) for the Project with Part 1 of the SEAF completed by the Applicant; and

WHEREAS, the State Environmental Quality Review Act (“SEQRA”) requires that the Planning Board undertake a thorough review of the potentially significant adverse environmental impacts prior to making its determination with respect to the Project; and

WHEREAS, the Planning Board has reviewed Parts 1, 2 and 3 of the SEAF and all other supporting information submitted to the Planning Board by the Applicant;

NOW, THEREFORE BE IT

RESOLVED, that in accordance with SEQRA, the Planning Board, as a Lead Agency, has determined that the Project will not result in any significant adverse environmental impacts and hereby issues a Negative Declaration pursuant to the requirements of SEQRA and directs the Planning Board Chairperson to complete and sign Part 3 of the SEAF as required for the Determination of Significance, confirming the foregoing Negative Declaration.

MOTION FOR ISSUANCE OF NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH MINOR SUBDIVISION APPLICATION #SD2023-03, DONALD J. STADLER FAMILY TRUST,

Introduced by Greg Taylor who moved for its adoption, seconded by Patrick Powers:

Duly adopted this 15th day of May, 2023 by the following vote:

AYES:	Chairperson Paul Little John Nick Patrick Powers Greg Taylor Bruce Goody
NOES:	None.
ABSTAINED:	None.
ABSENT:	George Hilton Kathy Bilfield

Findings of Fact:

1. #SD2023-03 is a Minor Subdivision;
2. A duly advertised public hearing was opened and closed on May 15, 2023;
3. The Project is an Unlisted action and the Planning Board has decided to conduct an uncoordinated review as a Lead Agency;
4. The Board reviewed Parts 1, 2 and 3 of the Short Environmental Assessment Form (SEAF) and all other supporting information submitted to the Board by the Applicant;
5. The Project will have negligible negative impacts on the environment;
6. The Board has determined that the Project will not result in any significant adverse environmental impacts and issued a Notice of Determination of Significance and a Negative Declaration;
7. The Adirondack Park Agency issued APA Permit 2023-0015 on March 21, 2023 authorizing the two-lot subdivision;
8. Lot 1 will consist of 8.54 +/- acres and is currently improved with one (1) existing single-family dwelling and accessory structure (shed) and Lot 2 will consist of 82.76 +/- acres;
9. Pursuant to Section 3.06 of the Town of Chester Subdivision Regulations, the Planning Board grants approval of #SD2023-03 and authorizes the Chairperson to sign the Subdivision plat.

Conditions for Approval:

1. No changes, erasures, modifications or revisions shall be made in this Plat after approval has been given by the Planning Board;
2. In accordance with Section 3.06(A) of the Town Subdivision Regulations, the signature of the duly designated officer of the Planning Board, or the Certificate from the Town Clerk, shall expire sixty (60) days from the date of such signature or the issuance of such Certificate unless within such sixty (60) day period the Plat has been duly filed or recorded in the Office of the County Clerk or Register.

On a motion by Bruce Goody, seconded by Patrick Powers, **Minor Subdivision #SD2023-03: Donald J. Stadler Family Trust** was Approved with the above Findings of Fact and Conditions for Approval.

AYE 5 NO 0

#SD2023-04: Varick W. Stringham is seeking approval for a two-lot minor subdivision on property located at 222 Indian Springs Road, identified by Tax Map Parcel #: 120.10-1-50.1, in Zoning District Moderate Intensity.

Chairman Little **opened** the public hearing for **Minor Subdivision #SD2023-04: Varick W. Stringham** at 7:10 pm.

Jim Fayette was present, representing Varick W. Stringham, and was looking to subdivide the property into two (2) lots.

Chairman Little asked if anyone from the public would like to speak.

On a motion by John Nick, seconded by Greg Taylor, the public hearing for **Minor Subdivision #SD2023-04: Varick W. Stringham** was closed at 7:11 pm

AYE 5 NO 0

Board reviewed the SEAF Part 2 and agreed “Little or No Impact”.

RESOLUTION

NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH MINOR SUBDIVISION APPLICATION #SD2023-04, VARICK W. STRINGHAM

WHEREAS, the Town of Chester Planning Board (“Planning Board”) has received an Application from Varick W. Stringham (the “Applicant”) for a two-lot minor subdivision for property located at 222 Indian Springs Road, identified by Tax Map Parcel #: 120.10-1-50.1 (the “Project”); and

WHEREAS, the Planning Board has identified the Project to be an Unlisted action for purposes of SEQRA review pursuant to 6 NYCRR 617; and

WHEREAS, the Planning Board has decided to conduct an uncoordinated review as a Lead Agency for the Project; and

WHEREAS, the Planning Board has received a Short Environmental Assessment Form (“SEAF”) for the Project with Part 1 of the SEAF completed by the Applicant; and

WHEREAS, the State Environmental Quality Review Act (“SEQRA”) requires that the Planning Board undertake a thorough review of the potentially significant adverse environmental impacts prior to making its determination with respect to the Project; and

WHEREAS, the Planning Board has reviewed Parts 1, 2 and 3 of the SEAF and all other supporting information submitted to the Planning Board by the Applicant;

NOW, THEREFORE BE IT

RESOLVED, that in accordance with SEQRA, the Planning Board, as a Lead Agency, has determined that the Project will not result in any significant adverse environmental impacts and hereby issues a Negative Declaration pursuant to the requirements of SEQRA and directs the Planning Board Chairperson to complete and sign Part 3 of the SEAF as required for the Determination of Significance, confirming the foregoing Negative Declaration.

MOTION FOR ISSUANCE OF NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH MINOR SUBDIVISION APPLICATION #SD2023-04, VARICK W. STRINGHAM,

Introduced by Patrick Powers who moved for its adoption, seconded by John Nick:

Duly adopted this 15th day of May, 2023 by the following vote:

AYES: Chairperson Paul Little
 John Nick
 Patrick Powers
 Greg Taylor
 Bruce Goody
NOES: None.
ABSTAINED: None.
ABSENT: George Hilton
 Kathy Bilfield

Findings of Fact:

1. #SD2023-04 is a Minor Subdivision;
2. A duly advertised public hearing was opened and closed on May 15, 2023;
3. The Project is an Unlisted action and the Planning Board has decided to conduct an uncoordinated review as a Lead Agency;
4. The Board reviewed Parts 1, 2 and 3 of the Short Environmental Assessment Form (SEAF) and all other supporting information submitted to the Board by the Applicant;
5. The Project will have negligible negative impacts on the environment;
6. The Board has determined that the Project will not result in any significant adverse environmental impacts and issued a Notice of Determination of Significance and a Negative Declaration;
7. Lot 1A will consist of 1.35 +/- acres and is currently improved with two (2) existing single-family dwellings and lean-to and Lot 1B will consist of .34 +/- acres and be merged with the existing lot (Tax Map Parcel #: 120.14-1-7), currently improved with an existing single-family dwelling;
8. Pursuant to Section 3.06 of the Town of Chester Subdivision Regulations, the Planning Board grants approval of #SD2023-04 and authorizes the Chairperson to sign the Subdivision plat.

Conditions for Approval:

1. No changes, erasures, modifications or revisions shall be made in this Plat after approval has been given by the Planning Board;
2. In accordance with Section 3.06(A) of the Town Subdivision Regulations, the signature of the duly designated officer of the Planning Board, or the Certificate from the Town Clerk, shall expire sixty (60) days from the date of such signature or the issuance of such Certificate unless within such sixty (60) day period the Plat has been duly filed or recorded in the Office of the County Clerk or Register.

On a motion by Bruce Goody, seconded by Patrick Powers, **Minor Subdivision #SD2023-04: Varick W. Stringham** was Approved with the above Findings of Fact and Conditions for Approval.

AYE 5 NO 0

Minutes:

Minutes from Regular Meeting on April 17, 2023 were tabled.

Correspondence:

- Zoning Administrator’s Activity Report for April 2023;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on May 04, 2023 for #SPR2023-10. Form received by the Zoning Office on May 04, 2023.

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****

#SPR2023-10: Small Tales Day Care is seeking Site Plan Review for before and after school elementary childcare for ages five (5) to twelve (12) years old utilizing the property and the second floor of the existing “Ski Lodge” building at Dynamite Hill. A full-day day care camp with weekly themes will also be offered in the Summer. Property is located at 3-23 Dynamite Hill Road, identified by Tax Map Parcel #: 87.-1-5, in Zoning District Moderate Intensity.

Michael Dittmer was present via Zoom to answer questions.

Chairman Little commented that they have received approval from the Warren County Planning Department with comments, “No Impact”. It is a Type 2 Action so no further SEQRA review is required.

Michael Dittmer commented that they have spoken with the Town and the Rec. Department and there are no conflicts and there are no building modifications.

There was discussion about trash removal. The Board decided to leave it out of the conditions and let the Town Board handle it in the lease agreement.

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 Local Law;
2. The Project agrees with the Town of Chester Master Plan;
3. As per Section 5.06(G)(1) of the Zoning Local Law, a public hearing was not held as the expected level of public interest is negligible;
4. The Planning Board has classified the Project as a Type II action, requiring no further review under SEQRA;
5. The Project will have negligible negative impacts on the environment;
6. The Project Review and Referral Form has been received from the Warren County Planning Department with the response that there will be no County Impact.

On a motion by John Nick, seconded by Patrick Powers, **Site Plan Review Application #SPR2023-10: Small Tales Day Care** was approved with the above Findings of Fact.

AYE 5 NO 0

Family Gift Subdivision (Section 8.02 of the Zoning Local Law; Article III of the Subdivision Regulations): Philip Sr. and Elaine K. Rinaldi are seeking confirmation from the Planning Board that the proposed division of land constitutes a gift:

- **Grantors: Philip Sr. and Elaine K. Rinaldi**
- **Grantee: Philip Rinaldi, Jr.**
- **Property Address: 25 Woodridge Road**
- **Tax Map Parcel #: 104.14-1-61**
- **Zoning District: Hamlet**
- **Proposed Lot 3 to be gifted from the Grantors to the Grantee will consist of 1.082 ± acres.**
- **Proposed Lot 4 to be retained by the Grantors will consist of 1.064 ± acres.**
- ****TABLED BY THE PLANNING BOARD AT THE 04/17/2023 MEETING****

Chairman Little read the following from the April 17, 2023 Minutes:

“Vice Chairperson Hilton commented that the potential problem that he is seeing is that the proposed line on the map dissects the garage (boat house).

John Nick asked if they were going to build on the new lot. Elaine Rinaldi said yes. John Nick said that if they plan to build on the lot, they need to provide a proposed building lot and septic.

John Nick asked the Zoning Administrator if they have to show a proposed location for a house and septic. The Zoning Administrator replied no, not if the Planning Board determines it a gifted lot subdivision, then it would be non jurisdictional with the Planning Board. John Nick asked if he would come back to the Planning Board if he wanted to build on it. The Zoning Administrator replied that he would come to the Zoning Office with a site plan.

A lengthy discussion ensued about the discrepancies in the maps.”

Since no new information has been received the **Family Gift Subdivision** request will continue to be **TABLED**.

New Business:

#SPR2023-11: Rachael Shafer is seeking Site Plan Review approval for a retail business of curated Adirondack dry goods, antiques and accessories. Property is located at 6369 State Route 9, identified by Tax Map Parcel #: 104.10-7-4, in Zoning District Hamlet.

Rachael Shafer commented that she is looking to put retail space in the lower level of the Remington Building.

Chairman Little asked if this was part of the Bullhouse Restaurant. Rachael Shafer said it will be in the lower level of the building and have nothing to do with the Bullhouse.

Patrick Powers asked if the entrance was on the side street. Rachael Shafer said there are two (2) entrances, one on the side street and one in the back of the building.

Greg Taylor recused himself to answer questions, he currently is the property owner.

John Nick asked about the septic system. Greg Taylor commented that the septic was designed to handle the capacity of all three (3) floors.

John Nick asked what the hours of operation would be. Rachael Shafer replied probably 10 am to 5 pm.

John Nick said he is questioning the parking. Rachael Shafer said that she thinks there is plenty of public parking for all of the businesses.

John Nick asked where the sign will be located. Rachael Shafer commented that the proposed location is on the side of the building on Church Street and also have a sandwich board out on Main Street during hours of operation.

On a motion by John Nick, seconded by Patrick, **Site Plan Review Application #SPR2023-11: Rachael Shafer** was deemed complete and referred the Application to the Warren County Planning Department.

AYE 4 NO 0
Greg Taylor - Recused

Request to amend Site Plan Review #SPR2022-14, Word of Life Fellowship for the proposed improvements on property located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26.

Kirsten Catellier, Studio A, said that since the Site Plan Approval, there have been minor modifications made to the proposed buildings to accommodate floor plan adjustments and required utilities for the proposed construction phasing.

Due to these modifications, we are requesting to amend our permit to include the following:

1. Staff Cabins (5 total)
 - The original footprints were 1,328sf and is now proposed to be 1,482sf.
 - One (1) building unit has increased by 14 SF to include a larger utility room for a transformer.
2. Cabin #1 (Duplex, 11 total)
 - The original footprint was 1,617sf and is now proposed to be 1,752sf.
3. Cabin #2 (Duplex, 6 total)
 - The original footprint was 1,807sf and is now proposed to be 2,007 sf.
 - Two (2) building units have increased an additional 89sf, providing an appendage for a utility room with a transformer.

4. Cabin #3 (Triplex, 4 total)
 - The original footprint was 2,352sf and is now proposed to be 2,651sf.
5. Snack Shack
 - The original footprint was 512sf and is now proposed to be 1,837sf.
 - This building is now proposed to also house the Camp Store and will be referred to as the *Camp Store/Snack Shack*.
6. Camp Store/Restroom/Laundry & Staff Lounge
 - This building is now being referred to the *Offices/Restroom/Laundry/Utility*.
 - The original building was 1,762sf and the proposed is now 2,518sf. Due to the phasing
 - plan for the utility transformer, this building is proposed to be constructed in two phases.
 - The first phase to be constructed is an approximately a 15'x30' building to house utilities.
 - Once this building is desired to be finished, the remainder of the building will be added
 - on to the 15'x30' building. The Camp Store is now being relocated to the Snack Shack and
 - in lieu of a Camp Store there will be staff Offices.
7. Housekeeping Building
 - The building is now being referred to the *Maintenance/Storage/Staff Laundry*
 - The footprint was shown on the site plan but the building plan was not included in the
 - master plan report during the original approval. The footprint and exterior design has
 - been developed since the Site Plan approval and the footprint is proposed to be 1,744sf.

Chairman Little said that none of the changes will affect the fire department and the changes will not bring more people they are only cosmetic.

Chairman Little asked if there were any questions.

John Nick asked if something this minor had to go back to the County. Chairman Little said he didn't think so if the Board deems it a minor change.

Chairman Little read Condition No. 1: "Any major changes (i.e. Any increase or change in occupancy, building specifications and locations) to #SPR2022-14 during each of the future phases must be approved by the Planning Board."

Chairman Little asked if more people were going to be using the cabins. Kirsten Catellier said that it is all just for utilities.

Greg Taylor commented that it does not affect any setbacks or overcrowding, and he does not see it as a major change. John Nick agreed. Chairman Little asked if anyone on the Board disagreed.

Zoning Administrator Little said that any major change is an increase, so he would say that it is a major change.

Greg Taylor commented that the only one with a substantial change in size would be the snack shack.

Chairman Little commented that he does not feel that the changes will bring any more traffic to the facility.

On a motion by Greg Taylor, seconded by John Nick, the following were deemed minor changes and require no further action:

1. Staff Cabins (5 total);
2. Cabin #1, (Duplex, 11 total);
3. Cabin #2 (Duplex, 6 total);
4. Cabin #3 (Triplex, 4 total);
6. Camp Store/Restroom/Laundry & Staff Lounge;
7. Housekeeping Building;

And 5. Snack Shack was deemed a major change and will require Word of Life Fellowship to submit a new site plan review application.

AYE 5 NO 0

John Nick recused himself from the following request:

Request for a one-year extension of the following Site Plan Review Application #SPR2021-08 proposal approved by the Planning Board on April 19, 2021:

#SPR2021-08: 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 Marina Road, identified by Tax Map Parcel #: 86.9-1-6, in Zoning District Moderate Intensity.

Chairman Little read the following letter from John Nick:

“Dear Town of Chester Planning Board Members,

As Authorized Agent and on behalf of the property owner, Harold Townley, please consider this letter as a formal request to extend Site Plan Review Application #SPR2021-08 approved on April 19, 2021 for an additional one (1) year term.

Enclosed is a copy of the signed and notarized Authorization Form and Approval for #SPR2021-08 for your reference.”

Chairman Little asked if there were any questions and said that John Nick has recused himself so they could ask him questions.

Chairman Little commented that the Zoning Local Law says that the expiration is two years from the filing date and the approval date was April 19, 2021.

Chairman Little commented that they are going to be working on amending the Zoning Local Law.

Zoning Administrator Little said that the filing date was April 20, 2021.

On a motion by Patrick Powers, seconded by Bruce Goody, the request for a one-year extension from April 20, 2023 for Site Plan Review Application #SPR2021-08 has been approved.

AYE 4 NO 0

John Nick – Recused

#SPR2023-12: Gina Sifo is seeking Site Plan Review approval for the construction of a 62' x 35' Three-Bedroom Single-Family Dwelling (including an 11' x 24' Porch and 274 sq. ft. deck) and a 6' x 8' Porch with steps. The proposed land use and development occur on the property where the slopes are in excess of fifteen-percent (15%). Property is located at 436 Olmstedville Road, identified by Tax Map Parcel #: 35.-1-43, in Zoning District Low Intensity.

Chairman Little stated that this Application will require Warren County referral because it is on a County Road.

Gina Sifo would like to build a house on the lot which has a working water supply well. The grade where she would like to construct a single family dwelling is greater than 15%.

John Nick asked if there was an existing septic. Gina Sifo commented that there was a cesspool, but they had to fill it in. Greg Taylor said that the site plan shows that the well is 170 ft. from the proposed septic.

The Board agreed that a public hearing was not needed.

On a motion by Greg Taylor, seconded by John Nick, **Site Plan Review Application #SPR2023-12: Gina Sifo** was deemed complete and referred the Application to the Warren County Planning Department.

AYE 5 NO 0

#SPR2023-13: Edward and Suzanne Griesmer are seeking Site Plan Review approval for the construction of a 32' x 38' Two-Bedroom Single-Family Dwelling (with a garage below) and a 4' x 5' landing and 3' x 12' stairs. The proposed land use and development will occur on the property where the slopes are in excess of fifteen-percent (15%). Property is located at 91 Kingsley Lane, identified by Tax Map Parcel #: 86.15-1-22, in Zoning District Moderate Intensity.

John MacMillen was there representing the Griesmers as their builder.

John MacMillen commented that the Griesmers bought the property in 2011 with a variance on it. They do not need a variance for the setbacks, but they need site plan review approval for the slope that exceeds 15%.

John MacMillen said that it was understood there will be no Certificates of Occupancy issued until a freeze-thaw cycle has occurred. The owners would like to have their boat inside before winter.

John Nick asked if two (2) additional perc tests and one (1) deep hole test pit at the site of the proposed absorption area are to be conducted at the completion of the six-month stabilization period (winter freeze/thaw cycle) with results included on the Engineered plans and submitted to the Planning and Zoning Office prior to issuance of a Septic Permit and construction of the on-site wastewater treatment system. Zoning Administrator Little replied that the Zoning Office contacted DOH and that is their requirement.

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 Local Law;
2. The Project agrees with the Town of Chester Master Plan;
3. The Town of Chester Zoning Board of Appeals (ZBA) approved a 27’-5” front yard setback variance from Kingsley Lane and a 36’-7” front yard setback variance from Clarkson Road, in order to construct a 30’ x 40’ Two-Story Single-Family Dwelling with related on-site wastewater treatment system and water supply well. Approval was granted by the ZBA with conditions on April 26, 2011 (Variance Application #400-V);
4. As per Section 5.06(G)(1) of the Zoning Local Law, a public hearing was not held as the expected level of public interest is negligible;
5. The Planning Board has classified the Project as a Type II action, requiring no further review under SEQRA;
6. The Project will have negligible negative impacts on the environment.

Conditions for Approval:

1. Two (2) additional perc tests and one (1) deep hole test pit at the site of the proposed absorption area are to be conducted at the completion of the six-month stabilization period (winter freeze/thaw cycle) with results included on the Engineered plans and submitted to the Planning and Zoning Office prior to issuance of a Septic Permit and construction of the on-site wastewater treatment system; and
2. The Single-Family Dwelling shall not be occupied until a Certificate of Completion has been issued by the Planning and Zoning Office for the on-site wastewater treatment system.

On a motion by John Nick, seconded by Patrick Powers, **Site Plan Review Application #SPR2023-13: Edward and Suzanne Griesmer** was deemed complete.

AYE 5 NO 0

On a motion by John Nick, seconded by Patrick Powers, **Site Plan Review Application #SPR2023-13: Edward and Suzanne Griesmer** was approved with the above Findings of Fact and Conditions for Approval.

AYE 5 NO 0

#SD2023-05: Amend Business Group, LLC is seeking approval for a three-lot minor subdivision for property located at 1428 North Gore Road, identified by Tax Map Parcel #: 16.-1-46, in Zoning District Low Intensity. Proposed subdivision involves the creation of three (3) lots: Lot 1 consisting of 3.6 ± acres, Lot 2 consisting of 3.6 ± acres and Lot 3 consisting of 4 ± acres.

Eric Sandblom from SRA Engineers was present representing Amend Business Group. Eric Sandblom stated that they would like to subdivide into three lots and construct a single-family home on each lot. All setbacks are met, no variances will be needed, and all lots are designed for a four-bedroom house.

On a motion by Bruce Goody, seconded by Greg Taylor, **Minor Subdivision Application #SD2023-05: Amend Business Group, LLC** was deemed complete and a public hearing was set for June 26, 2023 at 7pm.

AYE 5 NO 0

Public Privilege:

None.

Board Privilege:

Chairman Little asked the Board Members if they had any changes they would like to see in the Zoning Local Law to let Supervisor Leggett know.

Chairman Little asked if Short-Term Rentals were going to be included in the Zoning Local Law. Zoning Administrator Little replied no, it will be a stand-alone Local Law.

Adjournment:

On a motion by John Nick, seconded by Patrick Powers, meeting adjourned at 8:34 pm.

AYE 5 NO 0

Respectfully submitted,

Mindy Conway
Acting Secretary