

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, October 16, 2023, 7:00 P.M.

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

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**PUBLIC HEARINGS AND OLD BUSINESS:** None.

**MINUTES:** Amend or accept minutes from Regular Meeting on September 18, 2023.

## **CORRESPONDENCE:**

- Zoning Administrator's Activity Report for September 2023;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated September 13, 2023 and received by the Zoning Office on October 02, 2023 RE: APA Project No. 2023-0172;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated September 15, 2023 and received by the Zoning Office on October 02, 2023 RE: APA Project No. 2023-0177;
- Adirondack Park Agency Notice of Incomplete Permit Application dated September 27, 2023 and received by the Zoning Office on October 04, 2023 RE: APA Project No. 2023-0177;
- Adirondack Park Agency Request for Consultation, including a Plan, dated October 04, 2023 and received by the Zoning Office on October 04, 2023 RE: APA Project No. 2023-0177;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on October 06, 2023 for #SPR2023-17. Form received by the Zoning Office on October 06, 2023.

## **OLD BUSINESS:**

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- **#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\*\***
- **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\*\***
- **#SPR2023-17:** Camp SLNY LLC is seeking Site Plan Review approval to construct a 15' x 24' Deck and 6' x 20' Ramp to the Existing "Goodness" Structure and a 15' x 24' Deck and 6' x 29' Ramp to the Existing "Kindness" Structure. Property is located at 8260 State Route 9, identified by Tax Map Parcel #: 36.-1-5.4, in Zoning District Moderate Intensity.
- **#SPR2023-18:** Word of Life Fellowship is seeking Site Plan Review approval to change the use of the existing previously approved accessory use structure (Garage) to a Two-Bedroom Single-Family Dwelling. Site Plan Review approval is required for an additional principal building on the same lot. Property is located at 8192 State Route 9, identified by Tax Map Parcel #: 36.-1-19.1, in Zoning District Moderate Intensity.

## NEW BUSINESS:

- **#SPR2023-20:** Mark and Dagmara Vitti are seeking Site Plan Review approval for an addition to the existing Single-Family Dwelling. The addition will consist of a 15'-2" x 17' Kitchen, 10' x 20' Patio, 11'-6" x 21' Pantry/Mudroom with a 4' x 12' Porch with steps and a 30' x 26' Two-Car Garage. The proposed addition will increase the square footage of the existing single-family dwelling by more than fifty-percent (50%). Property is located at 96 Vanderwalker Road, identified by Tax Map Parcel #: 85.-1-12.1, in Zoning District Low Intensity.

## PUBLIC PRIVILEGE:

## BOARD PRIVILEGE:

- **Board Discussion regarding the following APA Project:**
  - **APA Project No. 2023-0177**

## ADJOURNMENT: