



**PLANNING BOARD**  
**Regular Meeting – October 16, 2023**

Chairman Little called the meeting to order at 7:01 pm.

**Attendance:**

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

**Public Hearings and Old Business:**

None.

**Minutes:**

On a motion by John Nick, seconded by Greg Taylor, minutes from Regular Meeting on September 18, 2023 were accepted.

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**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:**

**#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.

No one was present representing the Applicant.

Chairman Little asked if the Board was okay approving the application with no one present.

John Nick asked if there were any changes.

**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; and
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.

**Conditions:**

1. No changes are to be made.

On a motion by George Hilton, seconded by John Nick, **Site Plan Review Application #SPR2023-17: Camp SLNY LLC** was approved with the above Findings of Fact and Condition.

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**#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.

Chip McKenna, CM Property Management, was present representing the Applicant.

Chip McKenna said that the building was originally a pumphouse (gazebo) with a garage added on. There will be a kitchen added and stairs added to the interior, two (2) beds, two (2) baths, adding windows to the gazebo, closing in the garage door with windows. The integrity of the structure does not change.

Chairman Little asked if the septic would be Word of Life and not individual tanks. Chip McKenna said correct.

Chairman Little asked if the water would also be from Word of Life. Chip McKenna said yes.

Greg Taylor asked when the decision was made to change it from a garage to a residence. Chip McKenna said this spring. A lot of the reason was the covid price. The garage was very elegant. When he came through the first time he was asked if there were plans for this to be a residence and he said no, the original plan was for there to be an office to be used for onsite staff to meet with students. Word of Life has shifted, and the Lodge is no longer in their possession, so there is a need for housing.

The Board agreed that a public hearing was not necessary.

On a motion by Greg Taylor, seconded by George Hilton, **Site Plan Review Application #SPR2023-18: Word of Life Fellowship** was deemed complete and referred to Warren County Planning Department for review.

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**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.

Dagmara Vitti was present.

Dagmara Vitti said they would like to move the master bedroom downstairs, add a garage, make the kitchen bigger, and replace all the windows.

Chairman Little asked if it could be seen from Vanderwalker Road. Dagmara Vitti said that none of it can be seen from the road.

Chairman Little asked if they were increasing the number of bathrooms. Dagmara Vitti replied yes, they are adding a half bath by the kitchen.

John Nick asked if they were going to have the same number of bedrooms. Dagmara Vitti replied yes, same number of bedrooms.

Chairman Little commented that Board is always concerned about the septic in a project of this size. Dagmara Vitti commented that they just had the septic inspected. Greg Taylor commented that the number of bedrooms is the same.

John Nick commented that in the future he would like to have more knowledge of the septic.

**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.

On a motion by John Nick, seconded by George Hilton, **Site Plan Review Application #SPR2023-20: Mark and Dagmara Vitti** was approved with the above Findings of Fact with no conditions..

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**Public Privilege:**

None.

**Board Privilege:**

**APA Project No. 2023-0177** is a five (5) lot subdivision.

The Board discussed having proposed building sites, wells, septic locations, septic replacement's locations, and the wetlands with a buffer need to be marked. Also mark the wetlands with buffer and there was a question about a deeded right-of-way through lot #1.

**Adjournment:**

On a motion by Greg Taylor, seconded by John Nick, meeting adjourned at 7:46 pm.

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Respectfully submitted,

Mindy Conway  
Acting Secretary