



PLANNING BOARD
Regular Meeting – October 17, 2022

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

Attendance:

Chairman Paul Little, Vice Chairman George Hilton, John Nick, Bruce Goody, Greg Taylor (7:02 pm), Patrick Powers, Zoning Administrator Jeremy J. Little (Via Zoom) and Mindy Conway (Acting Secretary). Kathy Bilfield absent.

Minutes:

On a motion by John Nick, seconded by Bruce Goody, minutes for the September 19, 2022 Planning Board Meeting were accepted.

AYE 4 NO 0
Abstained – Chairman Little

Greg Taylor entered the meeting at 7:02 pm.

On a motion by George Hilton, seconded by Bruce Goody, minutes for the October 3, 2022 Special Planning Board Meeting were accepted.

AYE 4 NO 0
Abstained - Chairman Little
- John Nick

Correspondence:

- Zoning Administrator’s Activity Report for September 2022.

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****

New Business:

#SPR2022-13: Bernardo Atehortua Clavijo is seeking Site Plan Review approval for an agricultural use for the keeping of livestock (chickens, rooster and ducks) for personal use (After-the-Fact). Property is located at 27 Middle Agard Road, identified by Tax Map Parcel #: 35.2-1-28, in Zoning District Moderate Intensity.

Bernardo Clavijo thanked the Board for listening. He said he loves this place and loves his chickens. Mindy Conway commented that she printed out copies of the Zoning Board minute for the Board for background information.

Chairman Little asked if the Board had any questions.

Bruce Goody asked if they were already there. Bernardo Clavijo replied yes.

Chairman Little stated that in the Plan it says that 45,000 square feet is the minimum lot size for keeping livestock. The Applicant has 0.92 acres which turns out to be 40,0075.2 square feet or roughly 5,000 square feet short of the requirement. The Zoning Board of Appeals granted that variance, #523-V. In the comments that were made in the Zoning Board of Appeals the only negative comment that he could find was the rooster. He knows that roosters crow. Bernardo Clavijo commented that no one complains about his rooster because he doesn't let it out of the chicken coop before seven o'clock in the morning.

Chairman Little said that this is not subject to County referral.

John Nick commented that there is a Noise Ordinance in the Town of Chester.

Chairman Little asked that Board if they felt a public hearing was necessary.

John Nick replied, no. Chairman Little commented that he feels that a public hearing was held by the Zoning Board of Appeals and if there was any more to hear we would have heard it. The Board agreed.

Chairman Little reviewed the Short Environmental Assessment Form (SEAF) - Part 2 – Impact Assessment. The Board all agreed “No, or small impact may occur”.

Findings of Facts:

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. Variance #523-V which provides relief from the requirement that the Applicant has 45,000 square feet minimum lot size or keeping livestock, the Applicant has 40,0075.2 square feet, the Zoning Board of Appeals granted that variance, #523-V;
4. Project is an unlisted action and the Planning Board has decided to conduct an uncoordinated review as Lead Agency;
5. The Board reviewed Parts 1, 2, and 3 of the Short Environmental Assessment Form (SEAF) and all other supporting forms submitted to the Board by the Applicant.

NOTICE OF DETERMINATION OF SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2022-13, BERNARDO ATEHORTUA CLAVIJO

WHEREAS, the Town of Chester Planning Board (“Planning Board”) has received an Application from Bernardo Atehortua Clavijo (the “Applicant”) for an agricultural use for the keeping of livestock (chickens, rooster and ducks) for personal use (After-the-Fact) on property located at 27 Middle Agard Road, identified by Tax Map Parcel #: 35.2-1-28 (the “Project”); and

WHEREAS, the Planning Board has identified the Project to be an Unlisted action for purposes of State Environmental Quality Review Act (“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 Applicants; and

WHEREAS, 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 SITE PLAN REVIEW APPLICATION #SPR2022-13, BERNARDO ATEHORTUA CLAVIJO,

Introduced by George Hilton who moved for its adoption, seconded by Greg Taylor:

Duly adopted this 17th day of October, 2022 by the following vote:

AYES: Chairman Paul Little
George Hilton
John Nick
Patrick Powers
Bruce Goody
Greg Taylor

NOES: None.

ABSTAINED: None.

ABSENT: Kathy Bilfield

Conditions:

1. Rooster will kept inside until 7:00 am.

On a motion by John Nick, seconded by Bruce Goody, **Site Plan Review Application #SPR2022-13: Bernardo Atehortua Clavijo** was approved with the above Findings of Fact and Condition.

AYE 6 NO 0

Bernardo Clavijo thanked the Board.

#SPR2022-14: Word of Life Fellowship is seeking Site Plan Review approval for upgrades and new development/construction at the Word of Life Pines Facility. The proposed project development includes upgrades and new construction at the Pines facility, including but not limited to: Renovations and upgrades to (21) camper cabins, (5) staff cabins, (10) staff RV sites, (4) tent sites, (69) RV sites, reconfiguration of vehicular and pedestrian circulation, reconfiguration of the maintenance area, upgrade bathhouses, lighting, snack shack, stormwater management, landscaping, on-site wastewater treatment systems and water supply wells. Property is located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26, in Zoning District Moderate Intensity.

Eric Messer, Vice President of Operations at Word of Life Fellowship, gave an overview of the project.

Chairman Little asked how many campers weekly. Mr. Messer replied that on average they have about 400 campers per week.

Eric Messer stated that the APA has classified this project as a Class B Project. They have also submitted plans to the DEC and DOH and it is his understanding that the Department of Health (DOH) will be the lead agency in looking at the water and sanitary piece with the DEC as a secondary reviewer.

Eric Messer turned it over to Kirsten Catellier and Quinn Roesch both from Studio A to answer questions.

John Nick commented that on the SEAF is has that you will have no increase in the traffic level and that sounds surprising with the amount of vehicles that you will have going in and out. Kirsten Catellier said they would change it.

John Nick asked if anyone has reached out to the Pottersville Fire Department. Eric Messer replied that they have reached out and they are in the process of rescheduling a meeting.

John Nick said on page 4 of their application it says, “Master Plan includes anticipated future projects, building needs & infrastructure including, but may not be limited to, the following” and he is not sure how the Board can approve something that they are not sure what is going to

happen in the future. Kirsten Catellier commented that they can revise the application by removing it.

John Nick asked for a project schedule. Eric Messer commented that every project that Word of Life does is fundraised.

John Nick asked about the red marks on the lighting plan. Kirsten Catellier said that that is the photometrics plan, representing the foot candles for each light fixture.

George Hilton asked if 12 feet was the tallest light pole. Kirsten Catellier said that the vehicle lights are the tallest. George asked about the wattage. Kirsten Catellier said they would provide the wattage.

Chairman Little read the description from the Master Plan Site Lighting (page 16) “A highlight of the Pines Camp is its primitive location within the Adirondack Park and the opportunity to enjoy the nighttime sky. The existing facility currently provides minimal lighting at night. A goal of the future development is to maintain and increase the preservation of the nighttime sky. Therefore, all proposed light fixtures will be “Dark Sky” compliant. The proposed lighting plan is designed to provide illumination for safe traversing of the facility at key locations, while preserving the “wooded” nature and allowing for more private and primitive areas. The design intent of the fixtures are to propose a heavy beam with a rustic feel that ties the Adirondack vernacular into the overall character of the facility. The result, safe lighting in all areas while allowing nighttime vision of the stars which are one of our precious natural resources.”

Chairman Little asked Eric Messer how many campers he expects each week after this is all built out. Eric Messer said a little over 200 campers more per week, which would bring the total to 600 to 650 campers per week. Eric Messer commented that that is why they are looking to expand the main meeting hall with a 7,000 square foot addition off the gable end of the building to accommodate more guests.

Chairman Little commented that there is going to be a series of benches on the pond and the big concern is noise, but he assumes that there will not be any concerts at that site or amplification. Eric Messer said that once you cross the bridge to that facility there is no power.

John Nick said that the dock when installed would have to meet existing codes. Kirsten Catellier said she would note the codes on the plans.

George Hilton commented that he sees the phasing plan and that they are seeking approval for the entire project, all of the phases at one time as opposed to each individual phase approved as they go. Eric Messer said that is correct, similar to how they approached the Bible Institute Facility.

Chairman Little commented that there appears to be 13 septic systems and he assumes that DOH will have to approve them. Quinn Roesch said the DEC will also be permitting ten of them because the flow is over 1,000 gallons per day, so they have a certain permit that is for flows and DEC looks at them annually.

Bruce Goody asked about removing cabins. Kirsten Catellier said that they are removing cabins but will be replacing with the proposed cabins in the plans. One comes down and one goes back up.

Chairman Little comment that DEC will also require a SPDES Permit for disturbance of more than one acre. Quinn Roesch replied yes, they have a stormwater management plan. Eric Messer commented that the asphalt is a new addition at the entrance.

Zoning Administrator Little asked to see the proposed lot coverage with impervious surfaces verses the existing lot coverage, so that we know exactly what is going to be increasing. That would include structures, asphalt, driveways, and sidewalks.

Zoning Administrator Little asked where the addition to the meeting house was going to occur. Kirsten Catellier said if you look at the Demo Plan and at the same Layout Plan, the addition will be added to the north. Zoning Administrator Little would like to make sure the addition to the meeting house does not need an area variance, there is a 60-foot setback.

Greg Taylor asked if the light fixtures were going to be soft light or bright light. Eric Messer commented that most of the light fixtures are adjustable.

Chairman Little asked the Board what they would like to do next.

Greg Taylor said that they need a breakdown of the phases and a timeline, which will give the Board what the priorities are and how the project is going to start. It may be hard to approve everything at once since the Laws may change. Chairman Little commented that the public will probably be interested in the whole project.

John Nick asked for a proposed time frame.

Greg Taylor asked for a maximum build out with a phase schedule.

Eric Messer commented that they plan on maintaining occupancy during construction.

Discussion ensued about when to have a public hearing and what will be included.

Chairman Little said that after the plan is approved if there were any changes they would have to come back to the Board.

Chairman Little asked the Board if they would consider this application complete. John Nick commented, not even close.

Greg Taylor said that we need to tell them what they need for the application to be complete.

Chairman Little replied phases.

John Nick said traffic increase adjusted on application, “unlimited” note needs to be removed, and get in touch with the Fire Department.

Eric Messer asked if the public hearing could be in November if they were to get all the requested documents to Zoning Administrator Little.

Chairman Little said that it was the safest to meet again in November to go over all the questions. John Nick commented that all the leg work needs to be done before we go to the community.

Chairman Little asked if there were any more questions. Hearing none.

Zoning Administrator Little recommends referring the application to DOH, DEC and DOT as well as the County and APA.

Public Privilege:

None.

Board Privilege:

None.

Adjournment:

On a motion by John Nick, seconded by Greg Taylor, meeting adjourned at 8:18 pm.

AYE 6 NO 0

Respectfully submitted,

Mindy Conway
Acting Secretary