

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, March 18, 2024, 7:00 P.M.

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

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Join Zoom Meeting

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Meeting ID: 840 3365 1448

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

**MINUTES:** Amend or accept minutes from Regular Meeting on February 26, 2024.

## **CORRESPONDENCE:**

- Zoning Administrator's Activity Report for February 2024;
- Adirondack Park Agency Major Project Public Notice (Application Determined) dated February 26, 2024 and received by the Zoning Office on February 26, 2024 RE: APA Project No. 2023-0053 (Alpine Meadows, LLC). Application has been withdrawn;
- Letter from the Adirondack Park Agency dated February 29, 2024 and received by the Zoning Office on February 29, 2024 RE: APA Project No. 2022-0144 (Crounse). Letter included a copy of the Notice of Incomplete Permit Application issued by the Adirondack Park Agency on September 15, 2022;
- Adirondack Park Agency Major Project Public Notice (Application Completed) dated March 12, 2024 and received by the Zoning Office on March 12, 2024 RE: APA Project No. 2023-0172 (Warren County);
- Adirondack Park Agency Request for Consultation dated March 12, 2024 and received by the Zoning Office on March 12, 2024 RE: APA Project No. 2023-0172 (Warren County).

## **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

**Last Revised 3/12/2024 12:59 PM**

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(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\*\***
- **#SD2023-09:** Mary E. West-Hannigan, William Scott West, John Clark West (as Trustees of the Mildred West Irrevocable Income Only Trust Agreement) are seeking after-the-fact approval for a two-lot minor subdivision for properties located at White Schoolhouse Road, identified by Tax Map Parcel #s: 69.-1-53.111 and 69.-1-53.112 (Formerly Tax Map Parcel #: 69.-1-53.11 prior to the subdivision), in Zoning District Low Intensity. Lot 1 consists of 20.06 ± acres and Lot 2 consists of 97.11 ± acres.

## NEW BUSINESS:

- Request for Extension of the following Site Plan Review Application #SPR2021-01 proposed approved by the Planning Board on February 22, 2021. Extension request for #SPR2021-01 approved by the Planning Board on January 23, 2023 with expiration date of February 22, 2024:
  - Renovation of an existing building (former Pottersville School and Word of Life Fellowship Offices) to twenty-two (22) residential apartment units. Proposal also includes the removal of an existing maintenance building and shed, construction of a covered main entrance, screened refuse area, potential future construction of (2) Four-Bay and (1) Nine-Bay parking garages and addition of second floor for seven (7) additional apartment units. Property is located at 71 Olmstedville Road, identified by Tax Map Parcel #: 35.4-2-47, in Zoning District Hamlet.
- **#SPR2024-01:** Greg and Sharon Taylor are seeking Site Plan Review approval for the installation of a 38' x 4' Dock on a Contractual Access Lot. The remnants of a pre-existing 300 sq. ft. dock will be removed and replaced with the new 38' x 4' Dock. Property is located at 186 Hill Park Road, identified by Tax Map Parcel #: 120.3-1-1.1, in Zoning District Moderate Intensity.
- **#SPR2024-02:** Vickie Cleveland and Ralph Bovee are seeking Site Plan Review approval for the construction of a new 24.9' x 36' Two-Bedroom Single-Family Dwelling with Attached Garage, Driveway, and On-site Wastewater Treatment System. 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 16 Marina Road, identified by Tax Map Parcel #: 86.13-1-4.12, in Zoning District Moderate Intensity.
- **#SD2024-01:** Adirondack SXXI Resorts, LLC are seeking approval for a Twelve-Lot Major Subdivision for properties located at Olmstedville Road, identified by Tax Map Parcel #s: 35.4-2-6.1 through 35.4-2-6.5, in Zoning District Hamlet.

## PUBLIC PRIVILEGE:

# **TOWN OF CHESTER PLANNING BOARD AGENDA**

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## **BOARD PRIVILEGE:**

- Board Discussion regarding the following APA Project:
  - APA Project No. 2023-0172 (Warren County)
    - Project Description: Installation of a new emergency services communications tower and 8' x 10' storage building, adjacent to the Chestertown Fire Department Building. The steel lattice tower will be 60 feet in height.

## **ADJOURNMENT:**