



PLANNING BOARD
Regular Meeting – February 26, 2024

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

Attendance:

Chairman Paul Little, John Nick, Bruce Goody, Alternate Daniel Howell, Kathy Bilfield (7:07 pm), Zoning Administrator Jeremy J. Little and Mindy Conway (Acting Secretary) were present. Vice Chairperson George Hilton, Patrick Powers, and Greg Taylor were absent.

Public Hearings and Old Business:

None.

Minutes:

On a motion by John Nick, seconded by Daniel Howell, minutes from the regular meeting on January 22, 2024 were **ACCEPTED**.

AYE 4 NO 0
Kathy Bilfield - Absent

Correspondence:

- Zoning Administrator's Activity Report for January 2024;
- Adirondack Park Agency Request for Consultation dated January 25, 2024 and received by the Zoning Office on January 24, 2024 RE: APA Project No. 2024-0013;
- Adirondack Park Agency Notice of Incomplete Permit Application dated January 25, 2024 and received by the Zoning Office on January 25, 2024 RE: APA Project No. 2024-0013.

APA Project No. 2024-0013:

Chairman Little read the following:

“Review of this matter indicates that the proposed telecommunications tower is a prohibited use as a new major public utility use under the Zoning Code for the Town of Chester. Specifically, it is not a listed use for the Rural Use district, where the property is located. Accordingly, under section 574.6 of Agency Regulations, the Agency cannot issue a permit for the proposal, or consider the permit application complete.

Upon receipt of either a use variance from the Town or a legal determination from the Town counsel stating that the project is allowable under Town laws, the Agency will proceed with review of the application.”

Chairman Little asked if the Board had any comments and said that this will probably go to the Board of Appeals.

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****

#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 property located at White Schoolhouse Road, identified by Tax Map Parcel #: 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 97.97 acres. ****TABLED BY THE PLANNING BOARD AT THE 12/18/2023 MEETING****

Tom Hannigan, Executor, was present to answer questions.

Chairman Little said that the map has been redone and the deck and trailer are shown. Tom Hannigan said yes.

Chairman Little said that the map is signed by the West Family and the Board has a copy. It is not a surveyor's map, but it is a map signed by the three (3) trustees of the West Family.

Chairman Little said that all of the structures have permits now.

Chairman Little asked if anyone on the Board had questions.

Kathy Bilfield entered the meeting at 7:07 pm.

On a motion by John Nick, seconded by Bruce Goody, **Subdivision Application #SD2023-09: Mary E. West-Hannigan, William Scott West, John Clark West (as Trustees of the Mildred West Irrevocable Income Only Trust Agreement)** was deemed complete, and a public hearing was scheduled for March 18, 2024 at 7:00 pm.

AYE 5 NO 0

#SPR2023-21: Leslie Homfeld is seeking Site Plan Review approval for the construction of a One-Story Two-Bedroom Single-Family Dwelling (1,816 sq. ft.) with an attached Two-Car Garage (830 sq. ft.), a 12' x 24' Pre-Fabricated Storage Shed, On-Site Wastewater Treatment System and On-Site Water Supply Well. The proposal is a Class B Regional Project. Property is located at 253 Cobble Creek Road, identified by Tax Map Parcel #: 32.-1-39, in Zoning District Rural Use.

Chairman Little read the following:

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 proposal is a Class B Regional Project;
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 complete application and public hearing notice was referred to the Adirondack Park Agency (Agency) on January 24, 2024 and no comments have been received by the Agency;
6. In accordance with Section 6.04 of the Town of Chester Zoning Local Law, the Project meets the following criteria:
 - a. The Project complies with all applicable provisions of the Zoning Local Law and meets the project review standards and requirements of Section 4.03 of the Zoning Local Law and such use meets the standards and requirements of Article 4 and 7.
 - b. The use complies with all requirements of the Zoning Local Law and is a permitted use in Zoning District Rural Use;
 - c. The use is in harmony with the general purpose and intent of the Zoning Local Law;
 - d. The establishment, maintenance of operation of the proposed use would not create public hazards from traffic, traffic congestion, or parking of automobiles or be a detriment to the health, safety or general welfare of persons residing or working in the neighborhood of the proposed use;
 - e. The Project will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational, or open space resources of the Adirondack Park or upon the ability of the public to provide supporting facilities and services made necessary by the Project, taking into account the commercial, industrial, residential, recreational or other benefits that might be derived from the Project.
7. The Planning Board has classified the Project as a Type II Action requiring no further review under SEQRA;
8. The Project will have negligible negative impacts on the environment.

On a motion by Kathy Bilfield, seconded by John Nick, **Site Plan Review Application #SPR2023-21: Leslie Homfeld** was approved with the above Findings of Fact.

AYE 5 NO 0

New Business:

#SKETCH-SD2024-01: Adirondack Retreats LLC is seeking approval of a subdivision sketch plan for property located at Off Old River Road, identified by Tax Map Parcel #: 66.6-1-26, in Zoning District Hamlet. The proposed subdivision involves the creation of two (2) lots.

Jeff Meyer was present representing Adirondack Retreats LLC (Applicant).

Jeff Meyer said that they would like two building lots, one for each owner, and a shared access.

Kathy Bilfield asked about ownership. Jeff Meyer said it is owned by a LLC.

Jeff Meyer commented that the wetlands have been marked by the APA, test pits are marked, and possible building sites.

Chairman Little said there is a 50 ft. right-of-way.

Sketch Plan Conference: Review of a Sketch Plan proposal for properties owned by Peckham Material Corp., Lyme Adirondack Timber Sales, KDBF Ventures, LLC in the Zoning Districts Industrial Use and Moderate Intensity.

Kyle Crossett was present representing Peckham Materials along with Don Darrah, Surveying.

Kyle Crossett commented that they were trying to get the property ready to sell to a ready-mix concrete business for gardening.

Daniel Howell recused himself at 7:24 pm.

Discussion ensued about the lot line adjustments, movable lot lines, and subdivisions.

Chairman Little said that they were going to call it a subdivision. Some of it is industrial zone and some is in moderate intensity.

The Zoning Administrator went over some of the boundary line adjustments and subdivision lines via Zoom.

Don Darrah said that Ross Farm Road will be absorbed by Peckham Materials. They are going to reduce the number of parcels.

Chairman Little asked them to meet with the Zoning Administrator to review the boundary line adjustments and decide which are new lots.

APA Project No. 2023-0177, John and Lisa Bolton:

Lisa and John Bolton, Fred Montgomery, and Bob Montgomery were present.

Lisa Bolton said they are trying to subdivide the property. Lot #1 would be Bob Montgomery's, Lot #2 would be Lisa and John Bolton's (existing house), Lot #3 would be Fred Montgomery's, and Lot #4 would be Lisa and John Bolton's which is adjacent to another parcel that her and John Bolton already own. The APA has approved it, and they have no intention of building.

John Nick said that the Board has to make sure that they are buildable lots to create a subdivision.

Chairman Little said that even though they have no intention of building the code requires that the lots are buildable.

Discussion ensued about wetlands and the number of lots.

John Nick recommended that the Applicants sit down with the Zoning Administrator.

Chairman Little said that the Board told the APA that they needed:

1. Location of a proposed single-family dwelling, on-site wastewater treatment system (including 100% replacement/reserve area and (2) perc tests and (1) test pit at the site of the proposed absorption area) and water supply well on Lot 1, Lot 3, and Lot 4;
2. Location of the existing on-site wastewater treatment system on Lot 2;
3. The proposed plan should include a 100 ft. buffer map from the wetlands to determine compliance; and
4. A concern was also raised regarding a deeded right-of-way through Lot 1.

Public Privilege:

None.

Board Privilege:

None.

Adjournment:

On a motion by Kathy Bilfield, seconded by Bruce Goody, the meeting adjourned at 8:09 pm.

AYE 5 NO 0

Respectfully submitted,

Mindy Conway
Acting Secretary