

# TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, April 15, 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: 842 8313 5335

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

**MINUTES:** Amend or accept minutes from Regular Meeting on March 18, 2024.

**CORRESPONDENCE:**

- Zoning Administrator's Activity Report for March 2024;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on March 20, 2024 for #SPR2024-02. Form received by the Zoning Office on March 22, 2024.

**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\*\***

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- **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\*\***
- **#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 #: 35.4-2-6.1 through 35.4-2-6.5, in Zoning District Hamlet.

## NEW BUSINESS:

- **#SPR2024-03:** RKH Land Holdings, LLC are seeking Site Plan Review approval for the demolition of an existing 40' x 14' Storage Shed and construction of a 32' x 20' Storage Shed with 2 ft. overhangs. The property is located at 6260 State Route 9, identified by Tax Map Parcel #: 104.14-1-35, in Zoning District Hamlet.
- **#SPR2024-04:** Gregory Galustian is seeking Site Plan Review approval for the change of use of the existing Single-Family Dwelling to a Two-Family Dwelling. The property is located at 111 State Route 28N, identified by Tax Map Parcel #: 66.6-1-14, in Zoning District Hamlet.
- **#SPR2024-05:** Robert and Lori Stitt are seeking Site Plan Review approval for the construction of 40' x 24' One-and-One-Half Story Single-Family Dwelling with a Walkout Basement, 40' x 7' Front Entrance Porch, 44' x 10' Rear Deck, and 4' x 31' long-side connector Deck between the Front Porch and Rear Deck. The proposed Single-Family Dwelling will consist of one bedroom with an unfinished loft which could be finished with two-bedrooms and a bath. The project also includes the construction of an on-site wastewater treatment system, on-site water supply well, driveway and parking. The construction of a Single-Family Dwelling in Zoning District Resource Management is a Class B Regional Project and requires Site Plan Review approval. The property is located at 275 Rock Avenue, identified by Tax Map Parcel #: 121.-1-27, in Zoning District Resource Management.
- **#SPR2024-06:** James G. and Elaine M. Pontone are seeking Site Plan Review approval for the construction of a 1,075 sq. ft. addition to the Existing Single-Family Dwelling. The proposed addition will increase the square footage of the existing Single-Family Dwelling by more than fifty-percent (50%). The property is located at 111 Blythewood Island Road, identified by Tax Map Parcel #: 86.5-1-18, in Zoning District Moderate Intensity.

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- **#SPR2024-07:** Jonathan Peter Angell is seeking Site Plan Review approval for the construction of a 623 square ft. addition to the existing Single-Family Dwelling. The addition will consist of an expansion of the existing living room, new covered porch and one bedroom. The proposed addition will increase the total square footage of the existing Single-Family Dwelling by more than fifty-percent (50%). The property is located at 19 Tabernacle Foot Path, identified by Tax Map Parcel #: 102.40-1-34, in Zoning District Hamlet.

## **PUBLIC PRIVILEGE:**

## **BOARD PRIVILEGE:**

- **Board Discussion regarding the following APA Project:**
  - **APA Project No. 2009-0075A (DaRin)**
    - **Project Description: Non-material change to the original permit involving construction of a single-family dwelling on Lot 13 of Agency Permit 2009-0075.**

## **ADJOURNMENT:**