



PLANNING BOARD
Regular Meeting – July 21, 2025

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

Attendance:

Chairman George Hilton, Bruce Goody, Kathy Bilfield, Wendy Mikkelsen, Greg Taylor (7:06 pm) and Secretary Mindy Conway were present. Patrick Powers, Vice Chairman Daniel Howell, Bridget Stephenson and Zoning Administrator Jeremy J. Little were absent.

Chairman Hilton welcomed everyone to the meeting.

Minutes:

On a motion by Bruce Goody, seconded by Kathy Bilfield, the minutes from the Regular Meeting on June 16, 2025 were **ADOPTED**.

AYE 4 NO 0
Greg Taylor - Absent

Correspondence:

- Zoning Administrator's Activity Report for June 2025;
- Adirondack Park Agency Major Project Public Notice (Application Received) dated June 13, 2025 and received by the Zoning Office on June 23, 2025 RE: APA Project No. 2025-0129 (Christmas & Associates, Inc.);
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on June 23, 2025 for #SPR2025-18. Form received by the Zoning Office on July 10, 2025;
- Adirondack Park Agency Minor Public Notice (Application Received) dated July 11, 2025 and received by the Zoning Office on July 14, 2025 RE: APA Project No. 2025-0152.

Old Business and Public Hearings:

None.

Old Business:

#SPR2025-16: Valentine Park Association, Inc. is seeking Site Plan Review approval for the repair of an existing 30' x 6' dock on a contractual access lot (after-the-fact). The property is located at Valentine Park Road, identified by Tax Map Parcel #: 136.6-1-17, in Zoning District Rural Use. ****TABLED AT 06/16/2025 MEETING****

No one was present to represent the Applicant.

Chairman Hilton said that the Board will continue to table **Site Plan Review Application #SPR2025-16: Valentine Park Association, Inc.**

#SPR2025-17: Daniel and Lisa Keating are seeking Site Plan Review approval for the construction of a 35' x 40' three-bedroom single-family dwelling with a 494 +/- sq. ft. covered porch (1 ft. overhangs), on-site wastewater treatment system, and water supply well. The project received approval from the Town Planning Board on January 22, 2024 (#SPR2023-22), due to intermittent ledge encountered during construction, the single-family dwelling was not constructed in the location approved by the Planning Board. The property is located at 40 Kingsley Lane, identified by Tax Map Parcel #: 86.15-1-2, in Zoning District Moderate Intensity.

Stephen Dean, a consulting engineer, was present to represent the Applicants.

Stephen Dean said at the last meeting, we were discussing the slow conditions for mitigation and slow conditions back to property and thought they had a good discussion to get an idea of how we were going to manage that. As you know, the slopes are very steep back there, relatively unstabilized with the construction, there's a considerable amount of ledge on that slope at this today. But nonetheless we came up with some concepts for stabilization of the slope including some boulder retaining wall propagation. Retaining walls in certain portions of it to create a steeper retention area and also some active swalling and berming to get around the septic system to prevent drainage. He would like you to know that this plan is a little bit fluid, we are running into intermittent sections of ledge; ledge is our friend in this particular case, and there's lots of it, so we feel pretty good about that but there's also, you know, suitable amount of loose rock and boulder that we're going to try to where they're certainly going to stabilize that and while at the same time, we're going to be taking certain areas of slope and pulling it back as well. Creating a bit of a better bench situation than we have presently. So between the construction of the retaining walls between the vegetation, the Keatings have a very extensive landscaping plan and that landscaping plan is going to basically bleed into this as well to try and create some additional stability to try to be looking at some. We'll work with the landscape about the correct selections to try to get a widespread root base throughout various portions of the hill. The hill is exposed. So he think they'll have some success even though the slopes will remain significantly steep but mitigated somewhat through their efforts. That's the summary of where they are today.

Kathy Bilfield asked if they had ever considered like a level and then it goes up and have another level. Stephen Dean said yes terrassing and if you look at this plan and if you follow the grating, they are creating that to a certain extent. The problem here is there's ledge there and they are going to have to move these walls around a little bit. they are creating a wall creating a flatter slope it won't be an exact flat terrace. Kathy Bilfield asked if the wall would be loose stacking stones. Stephen Dean said yes, a retention wall.

Wendy Mikkelsen asked if it was going to be steps because right now it looks dangerous. Stephen Dean said they are going to create wall segment and they are going to be staggered.

Greg Taylor entered the meeting at 7:06 pm.

Stephen Dean continued to say that they're going to pull grade back grade flatter bench and we're also going to be creating a basically a curtain drain where they can intercept water. So there's few moving parts.

Chairman Hilton asked if the plan was going to change the ultimate direction and flow for the stormwater. Stephen Dean said that they have a nice natural drainage area to the left of the house as you're looking at it from the road and you'll see also in the section cut a ways they have various pipes and they are planning to create a drain in those areas in the gravel.

Kathy Bilfield asked what kind of ledge it was. Stephen Dean said a huge piece of fieldstone and he doesn't see it shifting, it's definitely not slate, it's solid.

Chairman Hilton asked if they were going to use silt fence in any area. Stephen Dean said yes, some brush matting for stabilization, blankets on the loose areas of the hill right now, we will install silt fencing once they get an idea of exactly where the disturbance area are going to be everything will be confined. The land actually pitches back slightly from the house, creates like a natural swale between the house and the hill.

Wendy Mikkelsen asked said it looks close to the house.

Stephen Dean said they are planning to use silt fence the areas of the runoff as we move around, they'll protect the area. It's going to have to be piece meal because there's going to be a lot of construction focused in this area and then they will move to the next area.

Chairman Hilton asked if there were any more questions and if a public hearing was necessary.

Chairman Hilton said this is a Type 2 action, so there's no environmental review required by the Planning Board.

On a motion by Kathy Bilfield, seconded by Chairman Hilton, the Board deemed **Site Plan Application #SPR2025-17: Daniel and Lisa Keating** complete and waived a public hearing.

AYE 5 NO 0

Chairman Hilton 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. 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 Town Zoning Board of Appeals (ZBA) approved Variance Application #AV2025-05 with one condition imposed on May 27, 2025;

5. The Town Board, acting as the Local Board of Health, approved Septic Variance Application #SV2025-01 on April 08, 2025;
6. The Adirondack Park Agency issued Jurisdictional Determination J2023-0984 on November 08, 2023 confirming that Agency approval is not required for the Project;
7. A grading and slope mitigation plan dated July 06, 2025 has been received and reviewed by the Planning Board for the Project;
8. The Project has been classified as a Type II Action by the Town ZBA and requires no further review under the State Environmental Quality Review Act (SEQRA); and
9. The Project will have negligible negative impacts on the environment.

On a motion by Chairman Hilton, seconded by Bruce Goody, the Board approved **Site Plan Review Application #SPR2025-17: Daniel and Lisa Keating** with the above Findings of Fact and no Conditions of Approval.

AYE 5 NO 0

#SPR2025-18: Michelle Millington is seeking Site Plan Review approval for an agricultural use for beekeeping on the property. The proposal also includes construction of a 14' x 40' movable structure to serve as an educational space for community beekeeping and a display area for locally produced honey products. The property is located at 389 Landon Hill Road, identified by Tax Map Parcel #: 87.1-1-19, in Zoning District Low Intensity.

No one was present to represent the Applicant.

Chairman Hilton said that this Application was referred to the Warren County Planning Department and they returned with "No County Impact." This is a SEQRA Unlisted Action so they will have to go through Part 2.

The Board reviewed Part 2 of the Short Environmental Assessment Form (SEAF) and all agreed "No, or small impact may occur."

RESOLUTION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2025-18, MICHELLE MILLINGTON

WHEREAS, the Town of Chester Planning Board ("Planning Board") has received an Application from Michelle Millington (the "Applicant") for an agricultural use for beekeeping and construction of a 14' x 40' movable structure on property located at 389 Landon Hill Road, identified by Tax Map Parcel #: 87.1-1-19 (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 Applicant; 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, confirming the foregoing Negative Declaration.

MOTION FOR ISSUANCE OF NOTICE OF DETERMINATION OF NON-SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2025-18, MICHELLE MILLINGTON,

Introduced by Kathy Bilfield who moved for its adoption, seconded by Chairperson George Hilton:

Duly adopted this 21st day of July, 2025 by the following vote:

AYES:	Chairperson George Hilton
	Greg Taylor
	Bruce Goody
	Kathy Bilfield
	Wendy Mikkelsen
NOES:	None.
ABSTAINED:	None.
ABSENT:	Patrick Powers
	Daniel Howell
	Bridget Stephenson

Chairman Hilton 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 Project Review and Referral Form has been received from the Warren County Planning Department and the Warren County Planning Department has determined that the proposed action has no significant inter-community or county-wide impacts;
4. The Project is an Unlisted action, requiring review under SEQRA, and the Planning Board has decided to conduct an uncoordinated review as a Lead Agency;
5. The Board reviewed Parts 1, 2 and 3 of the Short Environmental Assessment Form (SEAF) and all other supporting information submitted to the Board by the Applicants;
6. The Board has determined that the Project will not result in any significant adverse environmental impacts and issued a Notice of Determination of Non-Significance and a Negative Declaration;
7. The Project will have negligible negative impacts on the environment;
8. 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.

On a motion by Greg Taylor, seconded by Bruce Goody, the Board approved **Site Plan Review Application #SPR2025-18: Michelle Millington** with the above Findings of Fact and no Conditions of Approval.

AYE 5 NO 0

#SD2025-03: Adirondack SXXI Resorts, LLC are seeking Final Plat 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. ****TABLED AT 03/17/2025 MEETING****

No one was present to represent the Applicant.

Chairman Hilton said that the Board will continue to table **Major Subdivision Application ##SD2025-03: Adirondack SXXI Resorts, LLC.**

New Business:

#BLA2025-04: The Zwicklbauer Family Trust is seeking approval for a boundary line adjustment for properties located at 200 Hill Park Road and 198 Hill Park Road. The lot identified by Tax Map Parcel #: 120.14-1-20 will increase from .28 acres to .29 acres and the lot identified by Tax Map Parcel #: 120.14-1-21 will decrease from .39 acres to .38 acres.

Matthew Webster, VanDusen Land Surveyors, was present on behalf of the Applicant.

Matthew Webster said that this Application and the next application are a land swap.

Chairman Hilton said that both Applications are a Type 2 action, so there's no environmental review required by the Planning Board.

Chairman Hilton read the following:

Findings of Fact:

1. The Planning Board has classified the Project as a Type II action, requiring no further review under SEQRA;
2. The lot identified by Tax Map Parcel #: 120.14-1-20 will increase from .28 acres to .29 acres and the lot identified by Tax Map Parcel #: 120.14-1-21 will decrease from .39 acres to .38 acres;
3. Pursuant to Section 7.22 of the Town of Chester Zoning Local Law, the Planning Board has determined that the request is a boundary line adjustment and meets all of the conditions stated in Section 7.22(A) of the Town Zoning Local Law;
4. The deed describing the boundary line adjustment parcel must contain a covenant stating that the conveyance is a boundary line adjustment and that the boundary line adjustment is to merge with the receiving adjacent parcel and may not be sold separately, and must state that these covenants “run with, touch and concern the land”; and
5. The approved map will be stamped and signed by the Planning Board Chairman as a non-jurisdictional project.

On a motion by Greg Taylor, seconded by Bruce Goody, the Board approved **Boundary Line Adjustment Application #BLA2025-04: The Zwicklbauer Family Trust** with the above Findings of Fact and no Conditions of Approval.

AYE 5 NO 0

#BLA2025-05: Daniel Knapik is seeking approval for a boundary line adjustment for properties located at 200 Hill Park Road and 198 Hill Park Road. The lot identified by Tax Map Parcel #: 120.14-1-20 will increase from .28 acres to .29 acres and the lot identified by Tax Map Parcel #: 120.14-1-21 will decrease from .39 acres to .38 acres.

Matthew Webster, VanDusen Land Surveyors, was present on behalf of the Applicant.

Chairman Hilton read the following:

Findings of Fact:

1. The Planning Board has classified the Project as a Type II action, requiring no further review under SEQRA;
2. The lot identified by Tax Map Parcel #: 120.14-1-20 will increase from .28 acres to .29 acres and the lot identified by Tax Map Parcel #: 120.14-1-21 will decrease from .39 acres to .38 acres;
3. Pursuant to Section 7.22 of the Town of Chester Zoning Local Law, the Planning Board has determined that the request is a boundary line adjustment and meets all of the conditions stated in Section 7.22(A) of the Town Zoning Local Law;
4. The deed describing the boundary line adjustment parcel must contain a covenant stating that the conveyance is a boundary line adjustment and that the boundary line adjustment is to merge with the receiving adjacent parcel and may not be sold separately, and must state that these covenants “run with, touch and concern the land”; and
5. The approved map will be stamped and signed by the Planning Board Chairman as a non-jurisdictional project.

On a motion by Greg Taylor, seconded by Bruce Goody, the Board approved **Boundary Line Adjustment Application #BLA2025-05: Daniel Knapik** with the above Findings of Fact and no Conditions of Approval.

AYE 5 NO 0

#SKETCH-SD2025-04: Matthew Gadway is seeking approval of a subdivision sketch plan for property located at 839 Igerna Road, identified by Tax Map Parcel #: 50.-1-21.1, in Zoning District Rural Use. The proposed subdivision involves the creation of two (2) lots.

Dan Holland was present to answer questions for the Applicant.

Dan Holland said that there is 21.71 acres, and they want to cut out 8 acres. They have a JIF.

Chairman Hilton said that it looks straight forward. They will need to follow up with the Zoning Administrator to file a subdivision application. They will have to show a proposed house location, septic location. Dan Holland said he will not be building a house for a while, so they could just have a survey done for now. Chairman Hilton said there has to be something showing that you can fit a house and those requirements are in our Zoning Code. Greg Taylor said that everything has to be on the plot plan; two (2) test pits, septic location, well location and distances from boundary lines.

On a motion by Bruce Goody, seconded by Greg Taylor, the Board approved **#SKETCH-SD2025-04: Matthew Gadway** with the recommendation of following up with the Zoning Administrator for a list of requirements for the plot plan.

AYE 5 NO 0

#SPR2025-19: Laszlo and Wendy Fuzesi are seeking Site Plan Review approval for an amendment to the previously approved Site Plan Review Application #SPR2023-07 for the construction of a single-family dwelling and related appurtenances. The revisions to the prior approval include additional plantings, grading and pathways from the single-family dwelling to the lake. The property is located at 115 McPhillips Pine Lane, identified by Tax Map Parcel #: 136.-1-30, in Zoning District Moderate Intensity.

Sean Doty, Suozzo-Doty Engineering, was present to answer questions.

Sean Doty said that this plan had received prior plot plan approval in 2023. They started construction in 2024. They came across significant ledge and proceeded to blast and as part of that blasting there was some accidental over clearing and some erosion challenges that led to additional disturbance down by the lake. On this plan there are rock slope protection areas and, in some cases, they have plantings within them.

Kathy Bilfield asked about the accidental clearing. Sean Doty said that too much was removed.

Greg Taylor said the lake is well protected, good job with the silt fences. It is a large project.

Kathy Bilfield asked about the plants. Sean Doty commented that the owner was selecting the plants. Wendy Fuzesi commented that it was requested that they use only native plants. Discussion took place over the plants and trees.

Chairman Hilton asked the Board if they thought a public hearing was needed. The Board agreed that a public hearing was not needed.

On a motion by Chairman Hilton, seconded by Bruce Goody, the Board deemed **Site Plan Review Application #SPR2025-19: Laszlo and Wendy Fuzesi** completed and waived a public hearing.

AYE 5 NO 0

Chairman Hilton said that this Application was referred to the Warren County Planning Department and they returned with “No County Impact.” This is a SEQRA Unlisted Action so they will have to go through Part 2.

The Board reviewed Part 2 of the Short Environmental Assessment Form (SEAF) and all agreed “No, or small impact may occur.”

RESOLUTION

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2025-19, LASZLO AND WENDY FUZESI

WHEREAS, the Town of Chester Planning Board (“Planning Board”) has received an Application from Wendy and Laszlo Fuzesi (the “Applicants”) for an amendment to the previously approved Site Plan Review Application #SPR2023-07 for the construction of a single-family dwelling and related appurtenances on property located at 115 McPhillips Pine Lane, identified by Tax Map Parcel #: 136.-1-30 (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 Applicants;

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, confirming the foregoing Negative Declaration.

MOTION FOR ISSUANCE OF NOTICE OF DETERMINATION OF NON-SIGNIFICANCE AND NEGATIVE DECLARATION IN CONNECTION WITH SITE PLAN REVIEW APPLICATION #SPR2025-19, WENDY AND LASZLO FUZESI,

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

Duly adopted this 21st day of July, 2025 by the following vote:

AYES:	Chairperson George Hilton
	Greg Taylor
	Bruce Goody
	Kathy Bilfield
	Wendy Mikkelsen
NOES:	None.
ABSTAINED:	None.
ABSENT:	Patrick Powers
	Daniel Howell
	Bridget Stephenson

Chairman Hilton 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 Planning Board (Board) previously approved Site Plan Review Application #SPR2023-07 on February 27, 2023 for the construction of a single-family dwelling, driveway, on-site wastewater treatment system, water supply well and landscaping;
3. The revisions to the prior approval of #SPR2023-07 include additional plantings, grading and pathways from the single-family dwelling to the lake;
4. The Project agrees with the Town of Chester Master Plan;
5. The Project is an Unlisted action, requiring review under SEQRA, and the Planning Board has decided to conduct an uncoordinated review as a Lead Agency;
6. The Board reviewed Parts 1, 2 and 3 of the Short Environmental Assessment Form (SEAF) and all other supporting information submitted to the Board by the Applicants;

7. The Board has determined that the Project will not result in any significant adverse environmental impacts and issued a Notice of Determination of Non-Significance and a Negative Declaration;
8. The Project will have negligible negative impacts on the environment;
9. 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;

On a motion by Greg Taylor, seconded by Bruce Goody, the Board approved **Site Plan Review Application #SPR2025-19: Laszlo and Wendy Fuzesi** with the above Findings of Fact and no Conditions of Approval.

AYE 5 NO 0

Request to amend the following Site Plan Review Application #SPR2022-14 approved by the Planning Board on December 19, 2022 and recently amended on January 27, 2025:

- 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: 1) New Camper and Staff Cabins; 2) Reconfigured Staff and Guest RV sites; 3) New Camp Store/Laundry Building; 4) Renovated Meeting House, Bath House and Maintenance Building; 5) New Maintenance, Storage and Staff Laundry Building; 6) Year-round and Seasonal Potable Water Distribution System with Well Building; 7) Year-round Water Storage for Fire Sprinkler Systems; 8) Year-round and Seasonal Wastewater Treatment Systems; 9) Stormwater Management Practices; 10) General Campus re-organization with vehicular and pedestrian circular improvements. Property is located at 8119 State Route 9, identified by Tax Map Parcel #: 36.-1-26, in Zoning District Moderate Intensity.
- Proposed amendments include the following:
 - (1) 14' x 20' Swimming Pool Filter Shed adjacent to the existing swimming pool complex,
 - (1) 15' x 30' Pavilion on a previously approved RV Site,
 - Reconfiguration of RV Sites within PH 4 only to provide improved RV circulation and open space among sites.
 - Previously approved RV Sites: 40
 - Proposed RV Sites: 36
 - In the northeastern corner of the site, it is proposed to add the following:
 - Glamping sites (water and electric): 4
 - Primitive Tent Sites (No water or sewer service): 2
 - Tent Sites (with water and electric): 7
 - Adjacent to the existing cabins, (1) glamping site (water and electric) is proposed.

Kirsten Catellier (via Zoom) from Studio A, Craig Davin (via Zoom) from BBL Construction, and Peter LaBarr from Word of Life were present.

Kirsten Catellier said they are starting phase 4 of the project soon and described the changes on the site plan.

Craig Davin said there will be no changes to the septic or the stormwater plans.

Kathy Bilfield asked how many RV sites. Greg Taylor said 36 sites. Kirsten Catellier said that they were originally approved for 40 sites, and they are proposing reducing the sites to 36. Greg Taylor said 5 glamping sites and 7 tent sites. Peter LaBarr said that the field is already open.

Kathy Bilfield asked how many people can be there at one time. Greg Taylor said approximately 400 people.

Chairman Hilton asked the Board if they felt this was a minor change or major change.

Chairman Hilton asked if there were any changes in landscaping or lighting. Kirsten Catellier said they are swapping out the RV sites for glamping sites. Greg Taylor feels this is almost a wash.

Chairman Hilton said that it seems minor. Greg Taylor agreed. Kathy Bilfield is concerned about them coming back for changes again and the amount of people coming in. Greg Taylor said it should be less electric, and he does not see a huge difference in septic and electric. The large numbers of people are a public assembly situation and that becomes something they have to deal with or permit. Bruce Goody commented that with a project this size there are bound to be changes.

On a motion by Greg Taylor, seconded by Bruce Goody, the Board approved the proposed minor amendments to **Site Plan Review Application #SPR2022-14 approved by the Planning Board on December 19, 2022 and amended on January 27, 2025** with the condition that no changes in infrastructure would take place.

AYE 5 NO 0

#SD2025-05: Ryan Galusha is seeking approval for a Two-Lot Minor Subdivision for property located at 142 Byrd Pond Road, identified by Tax Map Parcel #: 49.-1-25.11, in Zoning Districts Rural Use, Resource Management and Moderate Intensity. The two-lot subdivision involves the creation of two (2) lots: One parcel consisting of 2.74 ± acres and one parcel consisting of 49.96 ± acres to be merged with Tax Map Parcel #: 49.-1-25.12, resulting in a 52.26 ± acre parcel.

Don Darrah was present via Zoom to represent the Applicant.

Don Darrah said the family would like to split off a piece and combine with their existing parcel. No construction is proposed.

Chairman Hilton asked if the Board had any questions.

Chairman Hilton said there was a letter from the APA that the project is non-jurisdictional.

Chairman Hilton said that they require house locations and septic locations. Don Darrah said that there is no proposed construction. The Galusha residence is on the existing parcel and there is an existing residence on the other property. Greg Taylor recommended locating the septic.

On a motion by Greg Taylor, seconded by Bruce Goody, the Board deemed **Minor Subdivision Application #SD2025-05: Ryan Galusha** complete and scheduled a public hearing for August 18, 2025 at 7:00 pm.

AYE 5 NO 0

Public Privilege:

None.

Board Privilege:

Chairman Hilton brought to the Boards attention APA Project No. 2025-0152, a proposed 2 lot subdivision on Fish Hollow Road and APA Project No. 2025-0129, a proposed 6 lot subdivision on Cobble Creek Road and a meeting on August 12, 2025 about enlarging the Historic District for Chestertown.

Adjournment:

On a motion by Chairman Hilton, seconded by Greg Taylor, the meeting adjourned at 8:21 pm.

AYE NO 0

Respectfully submitted,

Mindy Conway
Secretary