

MINUTES OF MEETING ~ APRIL 20, 2009

ATTENDANCE: Rick Bump, George Hilton, Eugene Dutcher, Harold Ellsworth, Ken Raisner, and Board Secretary, Pat Smith. Absent were Paul Little, Bob Thurling, and Suzanne Robbins.

MINUTES: On a motion by Mr. Dutcher, seconded by Mr. Bump, the Minutes of the March 16, 2009 meeting were accepted, as presented. Motion carried 5/0.

CORRESPONDENCE: Copy of APA approval of Variance for Peter Fitzgerald, declaring a Class A Project for the future proposed subdivision; Minutes of Zoning Board of Appeals March 24th meeting; and Zoning Administrator's Activity Report for March, 2009.

OLD BUSINESS: #SD2008-04 ~ William Murphy proposed two lot subdivision. (Continues to be tabled...is pending with the Adirondack Park Agency.

NEW BUSINESS: #SPR2009-02 ~ Robert Jordan proposing the increase of a single family dwelling to a 2-family dwelling by the addition of an apartment. Applicant was represented by Mr. Sam Sewall. Mr. Sewall explained that applicant wanted to add an 18 ft. by 40 ft. addition to the end of his home for an apartment for his mother-in-law. A variance had been granted by the Zoning Board of Appeals for a sideline setback, and the matter is currently being reviewed by the Adirondack Park Agency. (Any Variance granted by the Town shall not be effective until thirty (30) days after such notice is received by the Adirondack Park Agency. If, within such time period, the APA determines that such variance involves the provisions of the land use and development plan as approved in local land use program, including any shoreline restriction, and was not based upon the appropriate statutory basis, the Agency may reverse the local determination to grant the variance. Applicant may not begin project until such approval is granted by the Park Agency). APA had called the Zoning office to see if discussion had been held with the Zoning Board relevant to the density issues of the property. Applicant's representative is aware of this query, and will wait for Agency's response to the variance review. A two family dwelling is an allowed use in a Low Intensity Land Use Area.

Mr. Sewall explained that he had spoken with Zoning Administrator, Walt Tennyson regarding an upgrade to the septic wastewater disposal system, and indicated that an additional 1000 gallon tank will be added along with additional 50 ft. leach lines.

Following discussion, motion was made by Mr. Bump, seconded by Mr. Ellsworth, to approve application #SPR2009-02 for Mr. Robert Jordan for the addition of a mother-in-law apartment, thereby increasing the single family dwelling to a two family dwelling, as proposed, contingent on the density issues being cleared with the Park Agency. Motion carried 5/0.

BOARD PRIVILEGE: Mr. Hilton expressed concern over the brightness of the outdoor lighting at the Coca Cola distribution center on State Route 8. He explained that the lighting appeared to be very bright, and did not appear to be altogether downcast, as was approved by resolution November 3rd, 2008, to wit: "Following a brief discussion, motion was made by Mr. Dutcher, seconded by Mr. Bump, to approve application #SPR2008-08 (Walter Fredericks/Coke Project), as presented, with the addition of vegetative screening, and the downcast, patterned lighting.

Motion carried 6/0." Other Board members concurred with Mr. Hilton's observation, having driven by during nighttime hours and witnessed the brightness of the lighting. It was suggested that applicant/owner be contacted and asked to reposition the lighting or change the wattage to reduce the brightness. The Town of Chester Zoning Local Law states, in Section 7.18 with regard to lighting: "Outdoor lighting shall be the minimum required to meet any legal requirements and ensure patron safety. Lighting devices shall be oriented and shielded to minimize disturbance on surrounding properties. Lighting shall be directed on the lot in such a manner that no direct beam of light or excessive glare shines onto other properties or the highway."

Mr. Bump made a suggestion that the meeting times be moved up to either 6:00 or 6:30 p.m. The board felt that this discussion could be had when a full board was present in order to gain a consensus.

ADJOURNMENT: On a motion by Mr. Bump, seconded by Mr. Ellsworth, the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary