

## MINUTES OF MEETING ~ AUGUST 15, 2011

ATTENDANCE: Suzanne Robbins, Paul Little, Eugene Dutcher, Harold Ellsworth, and Secretary, Pat Smith. Also in attendance was Zoning Administrator, Walt Tennyson. Absent were Ken Raisner, George Hilton, and Rick Bump.

Mr. Little presided in the absence of Mr. Raisner, and called the meeting to order at 7:01 p.m.

MINUTES: On a motion by Mr. Dutcher, seconded by Mrs. Robbins, the Minutes of the May 16, 2011 meeting were accepted, as presented. Motion carried 4/0.

CORRESPONDENCE: Zoning Office Activity for May, June and July, 2011. Distributed at the meeting were copies of the finalized Local Law #2 amending the Town of Chester Zoning Local Law and Subdivision Regulations.

OLD BUSINESS: None.

NEW BUSINESS: #SD2011-02 ~ Heirs of William Aiken proposed 4-lot subdivision.

Applicants were represented by Dennis Dickinson, Surveyor/Engineer. The proposed 4-lot subdivision is located on the corner of Vanderwalker and Moffitt Roads, and consists of 47.4+/- acres of land, containing wetlands. Each of the four created building lots is proposing construction of one new single family dwelling. Each lot is comparable in size; Lot #1 is 11.9 acres, Lot #2 is 12.0 acres, Lot #3 is 11.8 acres, and Lot #4 is 11.7 acres. Each lot will have at 265 feet of road frontage on the north side of Moffitt Road. The subject parcel is located in a Rural Land Use Area, and is identified by tax parcel #85.-1-62.

Each single family dwelling will have a maximum of 2000 square feet, with a maximum of four bedrooms. Each dwelling will be served by its own driveway, on-site wastewater treatment system, well, and public utilities. The 2000 feet of square footage shall include all attached accessory structures (such as an attached garage), and all covered and uncovered porches, decks and exterior stairs. APA Permit #2010-25 has been issued. Test holes have been dug, and location for silt fencing has been established while excavation and construction are taking place. Septic and well locations are also established, as well as full septic replacement areas.

Any accessory structures (detached), except guest cottages, are allowed without a permit amendment, but they must be located greater than 75 ft. from the edge of the ROW of Moffitt Road, and more than 100 ft. from any wetlands, and on an existing slope less than 25%.

Dividing the non-wetland acreage by the Town of Chester's building "intensity" of 8.5 acres for one principal building in a Rural Use District yields a total of 5 principal buildings. One principal building is allocated to each of the 4 lots authorized herein and will be associated with the single family dwelling authorized on each lot. The potential

for the fifth principal building is allocated to Lot #3, the only lot without wetlands, should an owner (family member) choose to further subdivide that lot in the future. A fifth lot is not desired at this time.

Moffitt Road is an unpaved town road that dead ends at adjoining property on the western side of the project site. The project site comprises the entirety of the lands on the north side of Moffitt Road. The northwest corners of Lots #1 and #2 are within one-quarter mile of the Hudson River, a designated Scenic Recreational River.

Following discussion, a motion was made by Mr. Dutcher to schedule a Public Hearing for the September 19<sup>th</sup> meeting. Motion was seconded by Mr. Ellsworth, and carried 4/0.

#SPR2011-03 ~ Proposed expansion of Loon Lake RV Park. Tim Beadnell was in attendance to discuss this project. Applicant explained that he and his brother Troy had purchased Ridin'Hi Ranch from their parents, and they have been looking for ways to branch out and do other things. They have recently purchased the campground, located opposite the Loon Lake Beach, (and formerly known as Kingsley's), which their parents also had owned at one time. They want to focus their interest on expanding the campground, and turn it into a working campground, which will in the future, afford employment to the area in a number of ways.

There are approximately 90 acres of property, which years ago had been subdivided into individual building lots. They are concentrating on a 13 acre portion where the current 28 camping sites are located, as it is already cleared and centrally located on the parcel, with nice meadows and fields. They want to add 33 additional camping sites, and are looking, basically, for seasonal hookups, rather than transient situations, locating the new sites along the outer portion of the cleared area. There are a couple of existing buildings on the site, a shed and a garage which they will be taking out, and more recreational activities and facilities will be added, such as volleyball, horseshoes, etc. There is also property on the opposite side of the road (State Route 8), where their dock is located, and which, at a later date, may be developed into a private beach for the campers in order to avoid a huge influx and overcrowding of the Town beach area by the campers. There was discussion about the possibility of a swimming pool being added at the campsite area, but due to the work and maintenance involved, developing the beach may be a better alternative, which could be accomplished by relocating the dock. Applicant explained that the area there is very sandy.

All of the sites will have full hookups with water, septic, and electricity. There will be a fenced in area for a play ground for the children, and Mr. Little asked about the possibility of a crosswalk being installed to allow safe passage across Route 8 to the beach area. Applicant explained that there is enough grade, and an existing culvert that could be enlarged, to have an underground passageway through. Obviously this would require approval from the State, and, jokingly, an act of Congress, as well.

Applicant recognizes that they must go the Health Department for the water and septic systems, but they do not need an APA Permit, as the project is recognized as a Class B project subject to Site Plan Review by the Town, being located in a Low Intensity Land

Use Area. The septic systems and field locations have been established and designed by an engineer, with field replacement areas, and will fall within the 500 ft. requirement to the proposed bath house. They propose moving the driveway from the current paved area to the area where the riding stable was located, as it provides better visibility, and is at a right angle for people coming and going from the property. In the future they would like to add a store/office facility just beyond the recreation area.

Details will need to be worked out regarding number of people allowed per camp site, and having visitor passes available as well. They are checking with other campsites to see how all of that is handled. The current residents there basically police themselves, most having been there for decades. Traffic passing by the site will basically see the recreation areas, as opposed to the actual campsites. No additional clearing needs to be done, and some of the existing fencing has already been removed.

Following discussion, motion was made by Mr. Dutcher, seconded by Mrs. Robbins, to waive a public hearing, and to approve application #SPR2011-03 for expansion of the current RV Park, as proposed. Motion carried 4/0.

#SD2011-03 ~ Robbins proposed 2-lot subdivision. At this point, Mrs. Robbins recused herself from the Board and we no longer had a quorum. Mr. Robbins was in attendance, and briefly explained his plan to the remaining members, but will have to explain it again to a full board at the September meeting. No action was taken.

BOARD PRIVILEGE: Mrs. Robbins resumed her position on the board, and mentioned the street light on the Coca Cola distribution lot that was glaring into passing road traffic on Route 8. Mr. Tennyson stated that he would contact the property owner regarding this matter.

ADJOURNMENT: On a motion by Mrs. Robbins, seconded by Mr. Ellsworth, the meeting adjourned at 7:45 p.m. Motion carried 4/0.

Respectfully submitted,

Patricia M. Smith ~ Secretary