

## MINUTES OF MEETING ~ AUGUST 20<sup>th</sup>, 2007

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

MINUTES: On a motion by Mr. Dutcher, seconded by Mrs. Robbins, the Minutes of the July 16<sup>th</sup>, 2007 meeting were accepted, as presented. Motion carried 6/0.

CORRESPONDENCE: Zoning Administrator's Activity report for July, 2007; letter to James & Jeannette Speenburgh re: signing of subdivision maps; APA letter to Christine & Patricia Gallagher; APA letter of non-jurisdictional determination for Irene MacGlashan.

OLD BUSINESS: #SD2005-14 Adirondack Retreats proposed townhouses. Attorney Rob Simon of Smith & Simon, LLC, requested in writing a three month extension of the preliminary approval of this subdivision, in order to complete compilation of the requisite approvals from other agencies, prior to seeking final approval from this board on the project. On a motion by Mr. Little, seconded by Mr. Thurling, approval was given for a three month extension on preliminary approval for project #SD2005-14. Motion carried 6/0.

### NEW BUSINESS:

Davis/Doberman proposed Lot Line Adjustment. Mrs. Sabina Davis and Mr. Frank Doberman were in attendance to explain their project. Applicants are abutting neighbors, located on Atateka Drive. Each proposes to convey to the other a portion of their land in the amount of 196+/- feet to be merged with existing holdings. Following a brief discussion, motion was made by Mr. Thurling, seconded by Mr. Dutcher, to approve this lot line adjustment, as presented. Motion carried 6/0.

#SPR2007-10 ~ William & Geanette Mueller. Applicants are currently operating a business for heavy duty equipment repair and roadside assistance on the Hardscrabble Road, and propose relocating to Stone Bridge Road, on the former Brown Lumber Co. parcel that applicant now owns. Applicants have removed the burned out sawmill and cleaned up the grounds. They propose construction of an all metal 80'x 80' garage building with 3 drive-in, drive-out doors to be utilized in the business, and for storage of their heavy equipment. No sale of gasoline or hazardous materials will be for sale on the premises. There are no close neighbors, and some of the existing lighting will be removed, as not needed. Any new lighting on the parcel will be downcast, so as not to cause any glare or blinding light to neighbors or

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passers by. Following brief discussion, motion was made by Mr. Thurling to approve application #SPR2007-10 for the Mueller's heavy equipment repair business, as proposed, with the stipulation that any new lighting would be downcast. Motion seconded by Mr. Dutcher, and carried 6/0.

#SD2007-05 ~ Robert Kendall proposed 23-lot subdivision. Mr. Larry Warner was in attendance as agent for the applicant. Proposed project parcel is a non-shoreline, 81.93+/- lot located on Friends Lake Road, about a mile south of Hill Park Road. Applicant has entered into contract with Steve Howell, having a contingency relative to approval of the proposed subdivision of proposed lot "B" as shown on map of subdivision for Bob Kendall dated 11-09-05 with revision #7 dated 9-20-06 on tax map #120.03-1-3. At this time, there are 23 lots being proposed, but the number may go up to 26, or it may go down. According to APA Project Permit #2006-183 issued on January 9, 2007 for Robert Kendall, and as established by the Town of Chester Agency-approved local land use program, the minimum lot size is 1 acre in the Moderate Intensity Land use area, and a minimum of 1.3 acres that must be associated with each new principal dwelling. Not more than 63 principal buildings/single family dwellings shall be allowed on subject parcel. Lots are proposed at 2.3 to 3.3 acres apiece, with two larger 8-10 acre parcels being maintained having 2 additional (3 total) building rights each, for possible further 3-lot subdivision.

An APA biologist is in the process of flagging the wetlands, and the proposed roadway may need to be relocated to avoid damage to the wetlands. Following this process, VanDusen & Steves, Surveyors, will then plot it and also show 2 foot elevations. A test hole was done on the parcel at the former subdivision by Kendall, and perc tests will be done on individual lots with septic designs and well placements located. There will be a 50 foot right of way accessing the parcel, and a road constructed through the subdivision. 6.3 acres will consist of common ground which includes the road, and a 50 foot section along the roadway, and along the proposed bridge over the stream. Also proposed will be masonry pillars at the entrance to the subdivision, with natural landscaping, if possible, or native plantings, acting as a buffer to Friends Lake Road, as well as a privacy factor for the subdivision. Following discussion, motion was made by Mr. Thurling to schedule a public hearing at the October 15<sup>th</sup> meeting, giving applicant time to complete the processes already in progress. Motion was seconded by Mrs. Robbins, and carried 6/0.

#SD2007-06 ~ Terry & Cynthia Perkins proposed 2-lot subdivision. Applicants are owners of 12.8+/- acres of land located on the northern corner of White Schoolhouse Road and State Route 9. They explained that the parcel was part of a subdivision, and had actually consisted of two separate lots, which became merged at some point in time. They now wish to separate the parcel into two lots, allowing 4.8+/- acres for the portion with the dwelling, garage and pool house on it, and 8+/- acres for the portion with the garage on it that Mr. Perkins uses for his heavy equipment. The parcel is located in both Low Intensity and Rural Land Use area. Following brief discussion, motion was made by Mr. Thurling to schedule a public hearing for the September 17<sup>th</sup> meeting. Motion was seconded by Mrs. Robbins, and carried 6/0.

#SD2007-07 ~ Sharon Hyde proposed 2-lot subdivision. Emily Smith was acting agent for this project, seeking to subdivide 11.20+/- acres of land from 19.9+/- acres of land located on the

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northern side of the Byrnes Road, part of a 65+/- acre total parcel owned by Sharon A. Hyde. The north side of the Byrnes Road is located in a Rural Land Use Area, and the south side of the Byrnes Road is located in a Moderate Intensity Land Use Area. Mrs. Smith proposes construction of a single family dwelling and related on site water and wastewater treatment systems on the property. Following brief discussion, motion was made by Mr. Dutcher,

seconded by Mr. Hilton, to schedule a public hearing for the September 17<sup>th</sup> meeting. Motion carried 6/0.

PUBLIC PRIVILEGE: No discussion.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT: On a motion by Mrs. Robbins, seconded by Mr. Dutcher, meeting adjourned at 8:00 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary