

TOWN OF CHESTER PLANNING BOARD

MINUTES OF MEETING ~ FEBRUARY 25, 2008

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

MINUTES: On a motion by Mr. Dutcher, seconded by Mrs. Robbins, the Minutes of the January 28, 2008 meeting were accepted, as presented. Motion carried 7/0.

CORRESPONDENCE: Adirondack Park Local Government Day Conference Agenda & Registration; Letter from June Maxam; Zoning Administrator's Activity Report for January 2008; Town of Arietta's perspective on amending Article XIV.

OLD BUSINESS:

SD2005-14 ~ Adirondack Retreats proposed 25-lot subdivision. Attorney Dan Smith of Smith & Simon LLC was in attendance regarding this project. He has received Certificate of Incorporation of River's Edge Sewer Co. Inc., filed with the State of New York Department of State on February 20, 2008, and submitted copy to the board for the file. Mr. Smith stated that engineer Jim Hutchins had the water and sewer permits ready to go. Requested that the board pass a resolution to waive the final public hearing, and authorization for the chairman to sign any and all maps and papers upon receipt of health department and DEC permits. The project has received DEC permit on the septic, DEC permit on the Stormwater, and health department on the water. On a motion by Mrs. Robbins, seconded by Mr. Bump, final approval for application #SD2005-14 for Adirondack Retreats, River's Edge project was given, with final public hearing to be waived, and the Chairman is authorized to sign all finalized maps and any papers submitted for his signature. Motion carried 7/0.

TABLED:

#SD2007-07 ~ Sharon Hyde proposed 2-lot subdivision.

#SD2007-08 ~ Beatrice Eggleston proposed 2-lot subdivision.

#SD2007-05 ~ Larry Warner, agent for Stephen Howell, proposed 14-lot subdivision.

#SD2008-01 ~ Paul Bubar proposed 2-lot subdivision. Applicant is owner of 5.9 acres located beyond Trout Brook on Route 9 in Pottersville, between the Cemetery and the Northway overpass. He proposes to subdivide off 3 acres to convey as a residential building lot. Parcel is already cut diagonally in two by the power lines, and applicant has already given an easement to National Grid to the power station, adding that he owns the property around it. APA has determined the project to be non-jurisdictional. Applicant will retain the portion of the property that contains the dwelling and outbuildings where he currently resides. There was some discussion regarding road frontage for the proposed new parcel. It was determined that property is located in the hamlet and therefore only requires 75 feet of frontage. Following brief discussion,

motion was made by Mr. Little, seconded by Mr. Bump, to schedule a public hearing for the March 17th meeting. Motion carried 7/0.

NEW BUSINESS:

#SD2008-02 ~ Gilma Enterprises proposed 11-lot subdivision. Applicant represented by Attorney Dan Smith. Applicant is owner of property between State Route 8 (gravel pit), and Stage Coach Road. Some time ago, lands to the north of the Gilma property, known as Carriage Knoll, was subdivided by same ownership. A new subdivision to be known as "Surrey Drive" is now proposed for creation of 11 lots, to be located southerly to the Carriage Knoll subdivision. Access from this subdivision will be to Stage Coach Road over the road shown on the Carriage Knoll subdivision. Each of the 11 residential lots will be larger than 3 acres in size. Each will presumably be improved by one single family dwelling with related on-site wastewater treatment system, water supply and accessory structures. Total project area consists of 115+/- acres, with approximately 68 acres containing flagged wetlands to be retained by owners. The property is located in a Moderate Intensity Land Use area which requires 200 feet of road frontage. (A section of the retained parcel is also located in a Hamlet land use area, not affected by this subdivision). Lots 1, 2, 3, 10 and 11 are each 200 feet wide. Lot 9 is about 210 feet wide. Remaining lots 4, 5, 6, 7 and 8 will gain road frontage on the proposed cul-de-sac to comply with the required 200 feet of road frontage. The project is non-jurisdictional with the Park Agency, and applicant is in the process of securing final approval from the Department of Health and securing DEC storm-water management compliance. No further subdivision is proposed on the balance of the holdings. The road within the proposed subdivision will be a private Association road. It was determined that the property is located more than 100 feet from Chester Creek. Applicant seeks a resolution from the board for a public hearing at the March meeting resulting in at least preliminary approval. A long form EAF has been submitted, and will be reviewed and completed at the March meeting. APA has determined that there are no wetlands subject to Agency jurisdiction on any of the 11 numbered residential lots or on the subdivision road extension, and that the property is not otherwise located in a statutory critical environmental area. On a motion by Mr. Bump, seconded by Mr. Hilton, a public hearing will be scheduled for the March 17th meeting on this project. Motion carried 7/0.

#SPR2008-02 ~ John Behan proposed mixed use shopping center. Applicant was represented by Jennifer Fredenburg, Architect. Property is an undeveloped parcel consisting of 1.67+/- acres, zoned Hamlet, and situated adjacent to NY State Route 8 , near exit 25 of the Adirondack Northway. The intent of the project is to develop a small-scale, Adirondack style commercial gateway complex to welcome and provide services to residents and visitors to the town. Structures will be built to reflect the natural surroundings and the community as a whole. The proposed project is intended as an approximate 10,000 gross square foot, two-story mixed use building, with about 5,000s.f. per floor. The first floor is planned as a delicatessen/shopping center/convenience retail space, with a professional office and small café envisioned on the upper story. Four gas pumps (8 stations) under a canopy designed to complement

the main building would complete the services contemplated for the location.

~ 3 ~

The proposed project is designed to add to the existing character of the town, to provide additional services, jobs and tax base to the town and school district, as well. The site plan has been designed specifically to fit the parcel. Applicant's goal is to create an economically successful project that will offer an example of high quality, custom design for a highway-oriented business. The site is currently vacant, with well drained soils. It is relatively flat with a gentle grade toward the north east. There is a stand of planted red pine trees along the southbound exit ramp. The site is dry with no streams or wetlands present. There are no constraints to the development of the site, and applicant feels that its proximity to the highway exit makes it an excellent location for the kind of uses and services that are envisioned. There are 55 parking spaces proposed, and Engineer Jim Hutchins has been consulted regarding septic, water and Stormwater retention area. Low signage is also being proposed. Following discussion, the board requested applicant to return with more definitive plans on the structures, as well as any plans for proposed landscaping, and detailed plans for ingress and egress. Applicant feels that they will be prepared to return with that information at the March meeting.

Reggie Raymond proposed boundary line adjustment. Applicant was owner of approximately 20 acres of land located on Palmer Pond Road. In 2005 they gave their son 8.05 acres, and retained 10.85 acres for themselves. They now propose to give their son an additional 50 foot piece along the boundary between both parcels, in order to increase the road frontage. The proposed conveyance to the son would equal 1.20+/- acres, giving him total holdings of 9.25+/- acres. Applicant will obviously reduce his parcel by 1.20+/- acres, to retain a total of 9.65+/- acres. Following a brief discussion, motion was made by Mr. Thurling to approve the boundary line adjustment, as proposed. Motion seconded by Mr. Bump, carried 7/0.

PUBLIC PRIVILEGE: Robert & Vivienne Frederick were in attendance to present a plan to the board. The Frederick's are owner's of property along State Route 8, close to Loon Lake, consisting of O.P. Frederick's Restaurant, a Motel, and some vacant land. They have purchased a miniature golf course, in conjunction with what they do, and want to be able to erect it on the vacant lot next to the motel, to add on to the motel facility. They already have parking, the land is relatively flat, and the entire course would be contoured to the ground, and landscaped, similar to the one in Adirondack. The board recommended they return with a Site Plan Review, and the Frederick's agreed to file an application.

BOARD PRIVILEGE: Discussion held on the number of applications that have been tabled for an indefinite period of time without the applicant returning requested additional information, or returning to complete the review process. Following discussion, motion was made by Mr. Thurling, seconded by Mr. Bump, to allow a project to be tabled only for a two month period, after which, with no response, re-application would have to be made, unless applicant has requested an extension. Motion carried 7/0.

~ 4 ~

ADJOURNMENT: On a motion by Mrs. Robbins, seconded by Mr. Hilton, meeting adjourned at 8:10 p.m.

Respectfully submitted,

Patricia M. Smith
Secretary