

## **MINUTES OF MEETING ~ JULY 19, 2010**

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

**CORRESPONDENCE:** Zoning Office Activity for June, 2010; APA Jurisdictional Determinations for Paula Olesheski proposed subdivision, and Gilma Enterprises proposed subdivision.

**MINUTES:** On a motion by Mr. Dutcher, the Minutes of the June 21<sup>st</sup>, 2010 meeting were accepted, as presented. Motion was seconded by Mrs. Robbins and carried 5/0.

**OLD BUSINESS:** None.

**PUBLIC HEARINGS:** Having been duly advertised, the public hearings were opened at 7:00 p.m. by Chairman Raisner.

#SD2010-05 ~ Paula Olesheski proposed 3-lot subdivision. Applicant is owner of a 35.83+/- acre parcel located on Bird Pond Road, a Rural Land Use Area. The property is improved by one single-family dwelling and two sheds. Applicant proposes dividing the property into three lots. Lot one is 7.51+/- acres in size and is vacant. Lot two is 17.99+/- acres, improved by the single family dwelling and accessory structures, to be retained by applicant. Lot three is 10.33+/- acres and is also vacant. Other than conveyance of the two vacant lots, applicant stated that no further subdivision or other new land use or development is proposed. Applicant has a non-jurisdictional determination from the Park Agency.

Following brief review, with no comments from the public, motion was made by Mrs. Robbins, seconded by Mr. Little, to approve application #SD2010-05 for a three lot subdivision, as proposed, with a negative declaration. Motion carried 5/0.

#SD2010-06 ~ Gilma Enterprises, Inc. proposed 2-lot subdivision. Mr. Tom Magee and Rob Simon of Smith & Simon, LLC were in attendance. Applicant is owner of 71.11+/- acres of land on Cougar Lane, off State Route 8. Parcel lies between the North Warren Bus Garage and the North Warren Emergency Squad. Applicant proposes to subdivide parcel into two lots, whereby a vacant 2+/- acre parcel will be conveyed and is expected to be improved by two commercial uses, a professional office and a contractor's garage. There is a 50 ft. ROW between the Emergency Squad and the proposed 2-acre lot which is maintained by NW Central School who plows it in the winter time. Although there are wetlands on the retained parcel, none of them are located within 200' of the proposed subdivision boundaries. As a result, the Park Agency has issued a non-jurisdictional determination on the project. There were no comments from the public arena.

Following brief discussion and review, motion was made by Mr. Bump, seconded by Mr. Dutcher, to approve application #SD2010-06, as proposed, with a negative declaration. Motion carried 5/0.

On a motion by Mr. Dutcher, seconded by Mr. Bump, the public hearings were closed at 7:08 p.m. Motion carried 5/0.

NEW BUSINESS: #SPR2010-05 ~ Panther Mtn. Fitness Center proposed relocation. Applicant was formerly located at 104 B-At-Ease Lane, off State Route 9, behind the Liquor Store. The space became too small for them, and they want to relocate to 5797 State Route 8, in the former "Poor House", currently owned by Eastern New York - New England District - The Wesleyan Church. The Church has disbanded, and their former space will be used by the Fitness Center. There is plenty of parking, and they will have their own entrance on the Southwest side of the building.

Following brief discussion, motion was made by Mr. Dutcher, seconded by Mr. Bump, to waive a public hearing, and to approve #SPR2010-05. Motion carried 5/0.

#SPR2010-06 ~ JoAnne Paulson proposed relocation of Chestertown Yarn Boutique. Applicant had appeared before the Planning Board at the June 21<sup>st</sup> meeting, under #SPR2010-04, proposing the Yarn Boutique to be located at 23 Church Street, and had been approved. She has now decided to move the Yarn Shop to the former "Poor House", which will give her additional room and amenities that the Church Street property did not have. Applicant will also have her own entrance in the building, to be located on the Northeast side of the building, and will have ample parking for her customers.

Following brief discussion, motion was made by Mr. Little, seconded by Mrs. Robbins to waive a public hearing and to approve application #SPR2010-06. Motion carried 5/0.

**PUBLIC PRIVILEGE:** Linda Muench questioned the legality of Sandwich boards being used as signs, and Mr. Tennyson informed her that the Town had a sign ordinance, and she was welcome to come in the Zoning Office and get a copy of it.

**BOARD PRIVILEGE:** No discussion.

**ADJOURNMENT:** On a motion by Mr. Little, seconded by Mr. Dutcher, the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary