

TOWN OF CHESTER PLANNING BOARD

MINUTES OF MEETING ~ MAY 19, 2008

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

MINUTES: On a motion by Mr. Bump, seconded by Mrs. Robbins, the Minutes of the April 21, 2008 meeting were accepted, as presented. Motion carried 7-0.

CORRESPONDENCE: Zoning Administrator's Activity report for April 2008.

PUBLIC HEARINGS: Having been duly published, the public hearings were opened at 7:01 p.m. by Chairman Raisner.

#SD2008-03 ~ James F. Card/David W. Card proposed 2-lot subdivision. Mr. James F. Card (Fred) was in attendance to discuss this project. He explained that the property consists of 18 +/- acres of land located on the Hardscrabble Road in a Rural Intensity Land Use Area. He and his brother David have co-owned the parcel for the past 30 years, since the death of their father, and they now wish to divide it into 2 lots of 9 +/- acres each, with David W. Card identified as the owner of the northern most portion, and himself, James F. Card Jr. as the owner of the southern most portion. The property is currently vacant, contains no structures, no water, no wastewater system, and has power lines overhead. Both parcels have over 200 feet of road frontage. Any possible development is uncertain, as each brother proposes eventual conveyance to their subsequent progeny to hold for future generations. No comment or input from the public arena, and a motion was made by Mr. Dutcher, seconded by Mrs. Robbins, to close the public hearing at 7:05 p.m. Motion carried 7-0. Following discussion, the board requested that a Jurisdictional Inquiry Form be submitted to the Park Agency by the applicant. Mr. Little then made a motion to approve application #SD2008-03 with a negative declaration, with the proviso that a non-jurisdictional determination be issued by the Park Agency. Motion seconded by Mr. Dutcher and carried 7-0.

#SPR2008-02 ~ John Behan proposed mixed use shopping center. Public hearing on this project was opened at 7:08 p.m. Jennifer Fredenburg was in attendance, along with Mr. Behan, to discuss the project. Project property is located on the Northwest corner of Exit 25 from Rtes. 8/9, left onto Skeet Drive, and right onto Old Route 8. The parcel lies between old Route 8 and the new Route 8/9. Applicant proposes construction of a mixed use shopping center of 10,000 plus sq. ft. in a two-story building. Applicant has provided a sketch plan indicating location of the building, parking space areas, gas pump canopy, signage, turn radius and traffic flow, along with proposed lighting and architectural scheme of the building, the latter to be as nice as or better than proposed. The site will contain mixed services with retail, fuel sales, office space and a café. Office and café to be located on the second floor with retail and fuel sales to be located on the first floor. Plans also indicate septic area, well area, and

Stormwater retention. Applicant has addressed issues regarding delivery access, refuse

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location, traffic flow, landscaping, emergency access for Fire and EMS and possible parking for boat trailers and RV's. Applicant's have approached the neighbor's and Stewart's with their proposal, and no objections have been offered. The only request from the board was for "cheap gas," (kiddingly). There was no input from the public arena, following board discussion Mr. Thurling made a motion to close the public hearing at 7:12 p.m. Motion was seconded by Mr. Dutcher, and carried 7-0. Mr. Thurling then made a motion to approve application #SPR2008-02, as presented, with a negative declaration. Motion seconded by Mr. Bump, and carried 7-0.

OLD BUSINESS: #SPR2008-03 ~ Craig House proposed 6-unit apartment building. Secretary told the Board that applicant had contacted her and explained that DOH had signed off on the proposed project because parcel is smaller than 1 acre, DEC was pending, and Mr. House wondered if board would dispense with a hearing for final approval. Board members Hilton and Robbins had not attended the meeting when this project had been presented, and both questioned the reasoning for parking placement on the Route 9 side. Chairman Raisner requested that the board ask Mr. House to return at the June meeting to discuss this with the board, even though preliminary approval had been given at the April meeting, and this issue had not been raised at the time. Mr. Raisner also asked that applicant show them what the building will look like, although a sketch had been presented in April which also showed the proposed plantings and retention of existing trees. Secretary will contact Mr. House regarding these issues.

NEW BUSINESS: #SPR2008-05 ~ Rich Greco proposed change of use. James Masten was in attendance as representation on this project. Applicant has purchased the building located at 6299 State Route 9 just south of the Municipal Center, formerly housing various businesses, and, at one time, the business office for the High School, along with an apartment upstairs. Applicant proposes to convert office space in the building to an additional one bedroom apartment, with an added bathroom. The building is presently served by the Town of Chester water system, and engineered plans have been presented for upgrade on the existing septic wastewater system, by removal of the existing seepage pit, and the addition of 4 trenches, 50 feet in length, each. Following discussion, on a motion by Mr. Bump, seconded by Mr. Thurling, public hearing was waived, and approval was given for application #SPR2008-05 for conversion to residential use, with a septic system upgrade, as presented. Motion carried 7-0.

PUBLIC PRIVILEGE: No discussion.

BOARD PRIVILEGE: Chairman Raisner raised the issue of how terrible the Health Center looks for lack of landscaping. Suggestion was made that he contact the Town Board by letter regarding this matter.

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ADJOURNMENT: On a motion by Mr. Little, seconded by Mr. Dutcher, the meeting adjourned at 7:50 p.m.

Respectfully,

Patricia M. Smith ~ Secretary