

**MINUTES OF MEETING
PLANNING BOARD ~ TOWN OF CHESTER
APRIL 15, 2013**

ATTENDANCE:

Chairman Paul Little, George Hilton, Al Muench, Harold Ellsworth, Eugene Dutcher, Rick Bump, Walt Tennyson (Zoning Administrator), and Jeremy Little (Zoning Clerk).

MINUTES:

Chairman Paul Little asked for a motion to accept or amend the previous Planning Board Meeting minutes held on March 18, 2013. Mr. Dutcher made a motion to accept; seconded by Mr. Bump. Motion carried 6-0.

Mr. Little called the meeting to order at 7:02 p.m.

CORRESPONDENCE: None.

NEW BUSINESS:

#SPR2013-01: Michael and Nancy E. Hayes' proposal for a site-plan review to move their sewing and quilting shop from 102 Riverside Drive to 6250 State Route 9, located in the land classification Hamlet, on .36 acres (Tax Map # 104.14-1-31.12).

Mrs. Hayes began by proposing the move of her quilting shop to 6250 State Route 9 and stated there would be more parking as opposed to where the business is located now on Riverside Drive.

Mr. Hilton asked if there were proposed additions such as improved lighting or landscaping on the business' property. In response, Mr. Hayes stated there would not be additional exterior lighting. Furthermore, he also said that they are in the process of adding a handicap-accessible ramp to the front of the building.

Mr. Ellsworth made a motion to waive a public hearing and approve #SPR2013-01; seconded by Mr. Dutcher. All aye, none opposed; motion carried 6-0.

#SPR2013-02: Anthony Beadnell of Beadland Park LLC, Old Property Name "Glendale Park," is seeking approval for the construction of sixteen (16) single family factory-built homes (single family dwellings) for rentals on 8021-8035 State Route 9 in Pottersville. The property is located in land classification Hamlet, on 21.40 acres, Tax Map # 36.3-1-12.

Mr. Anthony Beadnell was not present, but was represented by his son, Tim Beadnell and Daniel T. Smith of Smith & Simon, Attorneys at Law.

Mr. Smith stated that in addition to the manufactured homes, there is a proposal for a water line to be placed in the Park. Furthermore, he stated that Mr. Beadnell has been working with the Town's Water Superintendent and that tests performed from the three (3) test pits have all been successful for individual septic systems to be installed. Mr. Muench asked if there were wetlands on this property and Mr. Smith stated that there were not.

In addition, Mr. Muench asked if this project has any relation to the Town study for affordable housing and Mr. Smith said that he was unaware of such.

Mr. Dutcher questioned if the project would end up being a Town of Chester road and Mr. Smith stated that the road would be private and would maintain capacity to accommodate fire apparatus if needed.

Mr. Little asked if there are possible concerns with neighbors close to the Beadland Park LLC. Mr. Smith said that Mr. Beadnell has not received any complaints or opposition and that the establishment of the sixteen homes would be welcomed with openness.

Mr. Smith stated that the second half of the "Short Environmental Assessment Form" is to be completed and filled out by Chairman Little.

Mr. Little requested for a motion to be made that Chairman Little will complete the short SEQRA form with a negative declaration and to approve #SPR2013-02 with a waived public hearing; Mr. Dutcher made a motion, seconded by Mr. Bump. Motion carried 6-0.

PUBLIC HEARING:

#SD2013-01: Cheri and Anthony Kenney's request for a four (4) lot subdivision on Andrew Pond Lane in Pottersville located in private land classification Moderate Intensity, Tax Map # 36-1-34.1.

Mr. Dutcher asked if Ms. Kenney received the letter from the APA and she stated that she had not and that they are still reviewing the application. Moreover, she said that she communicated with the APA's civil engineer and said that he is concerned with the existing soil and perc testing and has yet to make a decision if he would like to use the results from those tests or perform new tests. Ms. Kenney also added that the engineer is interested in performing these tests on her property if the results from those tests prior are insufficient.

Mr. Bump conducted a motion to close the public hearing, seconded by Al Muench. Motion carried 6-0.

Mr. Ellsworth made a motion to approve #SD2013-01 pending APA approval, seconded by Mr. Hilton. Motion carried 6-0.

OLD BUSINESS: None.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE: None.

ADJOURNMENT:

Mr. Dutcher made a motion to adjourn the meeting. The motion was seconded by Mr. Bump. Motion carried 6-0.

Mr. Little adjourned the meeting at 7:29 p.m.

Respectfully submitted,

Jeremy Little

Zoning Clerk