



**MINUTES OF MEETING
TOWN OF CHESTER
PLANNING BOARD
AUGUST 18, 2014**

Mr. Little called the meeting to order at 7:01 p.m.

ATTENDANCE:

Chairman Paul Little, Al Muench, George Hilton, Harold Ellsworth, Eugene Dutcher, Rick Bump, John Nick (alternate), Walter J. Tennyson (Zoning Administrator), and Jeremy J. Little (Secretary).

MINUTES:

Mr. Muench mentioned he would like to make an emendation to the July 21, 2014 minutes and would like for the minutes to include the following pertaining to Mr. Frettoloso's proposal:

Mr. Muench stated that based on filings made with the Warren County Clerk, deeds were created for Paul and Rosalie Frettoloso (transfer dated April 5, 2014 and deeds recorded April 18, 2014) for a subdivision created without the approval of either the Planning Board or the APA. If Paul and Rosalie Frettoloso do not follow through with site plan review and APA approval, the matter will be referred to the Zoning Administrator for appropriate enforcement action.

Mr. Dutcher made a motion to accept the amended minutes with the above read statement; motion seconded by Mr. Bump. Motion carried 7-0.

CORRESPONDENCE:

Zoning Administrator and Sanitary Code Enforcement Officer's Activity Report for July 2014.

NEW BUSINESS: None.

OLD BUSINESS: None.

PUBLIC HEARING:

Having been duly advertised, the public hearing for Site Plan Review Application **#SPR2014-03** was opened by Chairman Little at 7:12 p.m.

#SPR2014-03: Mr. John Russell Sr. is seeking site plan review approval for the sale of used cars, with no more than 6 cars being for sale at one time, on property located at 7774 State Route 9, Pottersville, identified by Tax Map Parcel #: 52.-1-12.1, in Zone Classification Hamlet.

Sterling T. Goodspeed, Attorney at Law, was present to represent Mr. Russell and speak on behalf of the proposal. John Russell Sr. and his son Joseph Russell were also present.

Mr. Goodspeed explained to the Board that there would be a maximum of six motor vehicles for sale on the property at one time and that the vehicles for sale would be on the Hamlet side of the property and not Rural Use.

No persons from the public were present in the audience to express their concerns or to question about the proposal.

Mr. Ellsworth made a motion close the public hearing at 7:14 p.m. concerning **#SPR2014-03**; motion seconded by Mr. Nick. Motion carried 7-0.

Mr. Bump made a motion to approve Site Plan Review Application **#SPR2014-03**; motion seconded by Mr. Dutcher. Motion carried 7-0.

OLD BUSINESS: None.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE:

Mr. Muench stated that he was going to follow through and contact the Warren County Real Property Tax Services office and find out how Mr. Frettoloso (from the previous Planning Board meeting) could legally subdivide his property without approval from the Planning Board. **A DISCUSSION ENSUED CONCERNING MR. FRETTOLOSO AND THE SUBDIVISION OF HIS PROPERTY WITHOUT APPROVAL FROM BOTH THE PLANNING BOARD AND ADIRONDACK PARK AGENCY SINCE THERE ARE WETLANDS ON THE PARCEL.**

Mr. Nick was concerned about the condition of the Pottersville Garage and the placement of cars on the parcel and alongside State Route 9 in front of his business. Mr. Tennyson stated that he would commence enforcement action against Mr. Roger Peet in the near future.

ADJOURNMENT:

Mr. Ellsworth made a motion to adjourn the meeting at 7:25 p.m.; seconded by Mr. Hilton. Motion carried 7-0.

Respectfully submitted,

Jeremy J. Little

Secretary