



**MINUTES OF MEETING
PLANNING BOARD ~ TOWN OF CHESTER
February 24, 2014**

ATTENDANCE :

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

MINUTES :

Chairman Paul Little asked for a motion to accept or amend the previous Planning Board Meeting minutes held on December 16, 2013. Mr. Bump made a motion to accept; seconded by Mr. Dutcher. Motion carried 6-0.

Mr. Little called the meeting to order at 7:00 p.m.

CORRESPONDENCE :

Zoning Administrator and Sanitary Code Enforcement Officer's Activity Report for December 2013 and January 2014; New York Planning Federation Annual Conference (March 30th-April 1st); the 17th Annual Adirondack Park Local Government Day Conference (April 9th-10th); E-mail from Tracy Darrah (Environmental Program Specialist, APA) regarding the receipt of an amendment request for the addition of equipment to the existing telecommunications tower on lands owned by Margaret Swinton.

NEW BUSINESS :

SPR2014-01: Macarie Swearingin, owner of Picture Perfect Photography, is seeking site plan review approval for a Portrait Studio and Boutique, on 102 Riverside Drive, zone classification Hamlet, identified by Tax Map Parcel #: 104.10-6-23.

Mrs. Swearingin spoke on behalf of the proposal. She explained to the Board members that she intends to use the building as a photography studio for on-site photographs and picture-taking as well as scheduling of photography location shoots, which would allow her to broaden the selection of places and backgrounds where she would take

photographs of her clients. In addition, there will be locally made products, such as pottery, candles, soaps, and knitted items for sale at her business. Mrs. Swearingin noted that there would not have food or drinks for sale at her Studio/Boutique.

Mr. Nick questioned Mrs. Swearingin if there would be sufficient parking. She stated that there is plenty of parking and her statement was supported by Mr. Muench who mentioned that the prior business that was used at the same location (Country Girl Quilting Shop) had no issue with available parking space.

Mr. Dutcher made a motion to approve SPR2014-01 with a waived public hearing; seconded by Mr. Ellsworth. Motion carried 6-0.

Gifted Lot - Henry Frasier: Henry Frasier's request for a gifted lot to Randy Frasier on 839 Igerna Road, zone classification Rural Use, identified by Tax Map Parcel #:50.-1-21.1.

Along with Randy Frasier was Attorney Frank Desantis who represented Mr. Frasier and spoke on behalf of the proposal.

Mr. Desantis began by stating that Henry Frasier currently owns approximately 90 acres on Igerna Road, according to the survey map provided. Mr. Frasier's son, Randy Frasier, currently owns a parcel identified by Tax Map Parcel #: 50.-1-21.3 located at 31 John Austin Road and Mr. Frasier's daughter, Sharon Holland, currently is the owner of a parcel on 13 John Austin Road, identified by Tax Map Parcel #: 50.-1-21.2. Furthermore, the two properties owned by Mr. Frasier's son and daughter border his own.

The proposal is to subdivide Mr. Frasier's parcel into two parcels: **Lot A** would consist of 21.71 plus or minus acres and **Lot B** would consist of 65.3 plus or minus acres. The parcel identified by Lot B on the survey would be owned by Randy Frasier and Henry Frasier would remain the primary owner of Lot A. Presently, Henry Frasier has not made a decision as to who will receive the parcel identified by Lot A, which is where he currently resides.

Mr. Muench mentioned Section 8.02 of the Zoning Local Law regarding gifted lots and questioned Mr. Desantis if Henry

Frasier owned the lot on the date of August 01, 1973. Mr. Desantis affirmed that it was in fact owned prior to that date. In addition, Mr. Nick questioned Mr. Desantis if the current parcel Randy Frasier owns (Tax Map Parcel #: 50.-1-21.3) would be merged with the newly created Lot B and Mr. Desantis confirmed that the two lots would become one. Mr. Muench requested that an updated deed with the new lot be provided as soon as possible for the records. In response, Mr. Desantis stated that he would provide the Zoning Office with a newly created deed.

Mr. Ellsworth made a motion to approve the bona fide gifted lot for Henry Frasier to his son Randy Frasier; seconded by Mr. Nick. Motion carried 6-0.

OLD BUSINESS: None.

PUBLIC PRIVILEGE: No discussion.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT:

Mr. Dutcher made a motion to adjourn the meeting at 7:16 p.m.; seconded by Mr. Ellsworth. Motion carried 6-0.

Respectfully submitted,

Jeremy J. Little

Secretary