

ZONING BOARD OF APPEALS ~ TOWN OF CHESTER

MINUTES OF MEETING ~ January 23, 2012

ATTENDANCE: Rick Bump, Eugene Dutcher, Paul Little, Harold Ellsworth, George Hilton, Suzanne Robbins, Zoning Clerk, John Wolfe, and Zoning Administrator Walt Tennyson.

MINUTES: On a motion by Mr. Dutcher, seconded by Mr. Little, the Minutes of the January 23rd meeting were accepted, as presented. Motion carried 6/0.

CORRESPONDENCE:

OLD BUSINESS: Having been duly advertised, Chairman Little opened the public hearing at 7:10 p.m.

1) #SD2011-04 ~ Camp of the Pines' proposal for a three lot subdivision. The campground was represented at the meeting by Mr. Howard of Bolster and Sons, a land surveying Company.

The plans for the proposed subdivision are as follows:

Lot #1 – 83.26 +/- acres

Lot #2 – 3.87 +/- acres

Lot #3 – 3.23 +/- acres

If approved, all three lots would be put up for sale.

The project was approved by the Zoning Board of Appeals (ZBA) in November. However, Mr. Howard informed the Planning Board that subsequent changes had been made to the plans since then. The changes were minor -- squarely aimed providing easier access to the three lots -- and did not require further review by the ZBA.

Under the new plan, Lot #1 would be still be accessed via Rt. 9; but Lot 3 would be accessed through a proposed easement over Lot #2; and Lot #2 would be accessed from Old Schroon Rd. Mr. Howard provided the Board with amended maps.

At the request of Mr. Little, Mr. Howard used the amended map to clarify the exact location of the road on Lot #2, and explain how the new changes were different from the original proposal.

Mr. Little asked the board members if they had any additional changes. There were none.

Mr. Little brought a motion to approve the subdivision, as proposed. The motion was seconded by Mrs. Robbins and carried 6-0.

NEW BUSINESS:

#SD2011-05 ~ Lou Nicholes' proposal for a four-lot subdivision on 6.6 acres of moderate intensity property (Tax Map #36-1-44.1), located on 219 Old Schroom Road in Pottersville.

Mr. Nicholes was represented at the meeting by Zachary Monroe of Cedarwood Engineering.

Mr. Monroe told the Board that he had already submitted the proposal to the APA and was told that the APA would reserve comment on the plan until after the Planning Board meeting.

Mr. Little told Mr. Monroe that the subdivision proposal was a Class A Project, at which point, Walt Tennyson, Chester's Zoning Administrator, asked Mr. Little: "Why is this a Class A project?"

Mr. Little responded: "It's a Class A project because the lots border State Land." Mr. Tennyson agreed.

Mr. Dutcher made a motion to have a Public Hearing on the proposal. Mr. Little seconded the motion. The motion was carried, 6-0.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Dutcher and seconded by Mr. Little. The meeting adjourned at 7:24 pm.

Respectfully submitted,

John Wolfe ~ Secretary

NOTE: Mrs. Robbins will be gone from February through April.