



**MINUTES OF MEETING
TOWN OF CHESTER
PLANNING BOARD
MARCH 20, 2017**

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

ATTENDANCE:

Chairperson Paul Little, John Nick, Rand Fosdick, George Stannard, Harold Ellsworth, Rick Bump, Christine Hayes, Walter J. Tennyson (Zoning Administrator), Jeremy J. Little (Secretary). Absent were Al Muench and George Hilton.

Due to the absence of Board members Al Muench and George Hilton, Rand Fosdick and George Stannard sat on the Board in their place.

PUBLIC HEARING:

Having been duly advertised, the public hearing for Site Plan Review Application **#SPR2017-01** was opened by Chairman Little at 7:02 p.m.

#SPR2017-01: Jessica Phillips is seeking Site Plan Review approval for the relocation of the Rustic Charm art/gift shop business, from property located at 102 Riverside Drive to 6348 State Route 9, identified by Tax Map Parcel #: 104.10-5-29, in Zone Classification Hamlet.

Jessica Phillips presented the proposal. Mrs. Phillips said that she would like to move her business from the current location on Riverside Drive to the building on State Route 9, formerly the location of Attorney John Silvestri's law office.

No questions or comments were addressed from the public.

Mr. Bump mentioned that at the previous meeting, there was a discussion regarding parking with four parking spaces behind the building and the rest of the parking on-street.

Chairman Little stated that the Board has received the recommendation from the Warren County Planning Department regarding the proposal which included the addition of 4 parking spaces in the rear. The County Planning Department noted that the "issues here appear to be of a local nature involving local issues without any significant impacts on County properties or resources" and recommended no County impact.

Chairman Little said at the previous meeting, the Board recommended that a sign be installed stating parking in the rear.

Mr. Ellsworth made a motion to close the public hearing at 7:04 p.m. for Site Plan Review Application **#SPR2017-01**; motion seconded by Mr. Nick. Motion carried 7-0.

Mr. Bump made a motion to approve **#SPR2017-01** with the condition that a sign is to be installed showing parking in the rear; motion seconded by Mr. Nick. Motion carried 7-0.

Having been duly advertised, the public hearing for Subdivision Application **#SD2017-01** was opened by Chairman Little at 7:06 p.m.

#SD2017-01: Pauline M. Sullivan Trustee, Anne Yankoupe, and Barbara Murphy Trustee are seeking approval for a two-lot subdivision, on property located at 30 Millstone Drive, identified by Tax Map Parcel #: 103.18-1-28, in Zone Classification Moderate Intensity.

Matthew F. Fuller, Esq. from Meyer and Fuller, PLLC presented the proposal. Bret Winchip and Zach Monroe from Winchip Engineering were also present.

Attorney Fuller briefly explained the proposal. There is currently an existing .08 acre parcel (TM #: 103.18-1-26) that is proposed to be merged with Lot 1, as noted on the subdivision Plat. Lot 1 will consist of 8.25 +/- acres and Lot 2 will consist of 18.24 +/- acres. Ingress and egress as well as the siting of a dwelling and septic wastewater system are shown on the Plat. Wetland and shoreline setbacks will be met. At the meeting in February, Attorney Fuller mentioned he re-submitted the proposal to the APA for a new determination from the Agency. He advised the Board the APA Jurisdictional Determination has not been received for the proposal. The errors in the application that were noted by Mr. Fosdick at the previous meeting were revised and submitted to the Secretary to include with the project file.

No questions or comments were addressed from the public.

Chairman Little suggested that the public hearing for the project be continued to the next meeting. Chairman Little did not feel that the Board should close the public hearing as that would start the time clock for the Board to make a decision within sixty-two (62) days after the close of the hearing. He would like the Board to have the Jurisdictional Determination from the APA before a decision is rendered. Ms. Hayes said that the Board should remain consistent when reviewing applications. Mr. Nick believed that the hearing should remain open until receipt of the document(s) from the APA.

Mr. Nick made a motion at 7:14 p.m. to keep the public hearing for **#SD2017-01** open and tabled until hearing back from the APA; motion seconded by Mr. Ellsworth. Motion carried 7-0.

Chairman Little reviewed the questions in Part I of the Short Environmental Assessment Form provided with the Application. There were a couple questions reviewed by the Board that were unanswered or require further explanation and/or corrections to be made at the next meeting in April.

OLD BUSINESS:

#SD2016-01: GILMA Enterprises, Inc. is seeking approval for a 3-lot subdivision, on property located at State Route 8, identified by Tax Map Parcel #: 87.-1-41.11, in Zone Classifications Hamlet and Moderate Intensity.

Chairman Little acknowledged receipt of the APA permit for the GILMA three-lot subdivision. Chairman Little mentioned that due to the failure of the Board to make a decision within sixty-two

(62) days of the close of the public hearing for the project, he believed it has been approved by default according to the Town Subdivision Regulations. Chairman Little read a portion of the **APA Project Permit 2016-0149** to the Board and to the public. Chairman Little recommended to the Board that the application be tabled and wait to render a final decision at the next meeting on April 17th.

MINUTES:

Ms. Hayes made a motion to accept the minutes for the February 27, 2017 meeting; motion seconded by Mr. Bump. Motion carried 7-0.

CORRESPONDENCE: Zoning Administrator and Sanitary Code Enforcement Officer's Activity Report for February 2017.

PUBLIC PRIVILEGE:

Supervisor Leggett thanked those Board members that attended the "Updating and Amending Zoning Regulations" training session held on March 16th presented by Robyn Burgess from the Adirondack Park Agency.

BOARD PRIVILEGE: None.

ADJOURNMENT:

Mr. Ellsworth made a motion to adjourn the meeting at 7:42 p.m.; motion seconded by Mr. Nick. Motion carried 7-0.

Respectfully submitted,

Jeremy J. Little
Secretary