



**MINUTES OF MEETING  
PLANNING BOARD ~ TOWN OF CHESTER  
May 19, 2014**

**ATTENDANCE:**

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

**MINUTES:**

Chairman Paul Little asked for a motion to accept or amend the previous Planning Board Meeting minutes held on April 21, 2014. Mr. Dutcher made a motion to accept; seconded by Mr. Ellsworth. Motion carried 7-0.

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

**CORRESPONDENCE:**

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

**NEW BUSINESS:**

#SPR2014-02: John Shafer is seeking site plan review approval for a project titled "Adirondack Guide Camp", an eco-tourism business that offers tent-lodging and a guiding service to patrons. The proposed project is located on 435 Stock Farm Road, identified by Tax Map Parcel #: 120.-1-7, in Zone Classification Rural Use.

Mr. John Shafer and Mrs. Rachael Shafer were in attendance to present the proposal.

Mr. Shafer began by stating that his business would offer five to ten tent sites of seasonal "luxury camping" ("glamping") that would be available for rent from June to September. Further, he explained that a bathhouse and a "screened-in" pavilion would be accessible to all patrons and would provide a service of breakfast and dinner. It was mentioned by Mr. Shafer that his business would offer guiding services with himself or another certified

individual as the guide. The likely possibility of hiking to the High Peaks was also mentioned by Mr. Shafer.

Mr. Bump asked Mr. Shafer if an emergency station would be accessible if an individual required necessary care. Mr. Shafer affirmed to the Board that it would be provided to the patrons if a situation were to arise.

A Jurisdictional Determination (J2014-0168) dated April 16, 2014 was forwarded to Mr. Shafer and the Planning and Zoning Office and stated that for this project, a permit was not required from the Adirondack Park Agency provided that the number of tent sites remains under ten (10). The Jurisdictional Inquiry Form submitted to the APA by Mr. Shafer stated under Description (7):

**“ You propose a new private camp/eco-tourism business which involves development of a minimum of five but no more than ten camp site platforms for tent camping.”**

Mr. Muench questioned Mr. Shafer how close the nearest residence is to the area of the tent platforms. Mr. Shafer stated that according to the site plan, it appeared that the closest residence would be an estimated twelve or thirteen hundred ft. (1,200-1,300'). In addition, Mr. Muench asked if noise or traffic would be an issue; however, Mr. Shafer stated that noise would be minimal.

Mrs. Robbins was curious if lighting would be provided and Mr. Shafer affirmed that lighting would be non-existent. Mrs. Robbins also asked the maximum occupancy of each site and Mr. Shafer explained that for each site it would occupy approximately two adults and a child. Regarding the parking/traffic concern, Mr. Shafer explained to the Board that a stone parking lot with an occupancy of ten vehicles would be located near Stock Farm Road, to which those people would “hike” approximately one-half (½) mile to their destination.

Mr. Muench also raised the concern of water use and Mr. Shafer said that an existing well that services their private dwelling would be used for the tent sites. Mrs. Robbins asked if it would strictly be tent sites. In response, Mr. Shafer affirmed that sites with platforms would be available for tents only, and commercial grade,

fire, and waterproof tents would be available for use. Fire pits will also be accessible for use at each site.

Mr. Little questioned Mr. Shafer the size and quality of the tents. In reply, Mr. Shafer stated the tents would be luxurious with rustic beds with mattresses and be approximately fourteen ft. by sixteen ft. (14' x 16') plus the overhang with deck.

Mr. Little stated that this is an ideal business for the area. Mr. Dutcher made a motion to schedule a public hearing for **#SPR2014-02** on June 16, 2014; motion seconded by Mr. Bump. Motion carried 7-0.

Boundary Line Adjustment: Gerald C. Potter Jr. is seeking approval for a boundary line adjustment on 1035 State Route 28, identified by Tax Map Parcel #: 152.-1-47.21, and 1019 State Route 28, identified by Tax Map Parcel #: 152.-1-47.22 (Mr. Potter's residence), in Zone Classification Rural Use.

Mr. Potter began by stating that he is the owner of both properties identified above; therefore, because of his parents' passing, he has inherited their lot (Tax Map Parcel #: 152.-1-47.21, approximately 4.67 acres (existing) as identified on the *Survey Map of Lands For Gerald C. Potter Jr.* dated 11/23/12). Mr. Potter explained to the Board that he has been attempting to sell his parents' house for a year or so and has recently received an offer from an interested buyer. However, the Land Surveyor, James P. Hughes, stated that he must get approval from the Planning Board and have the Boundary Line Adjustment Survey properly stamped before it can be filed at the Warren County Clerk's Office.

He explained to the Board that with this boundary line adjustment, the acreage on the parcel identified by Tax Map Parcel #: 152.-1-47.22 will increase from 4.48 +/- acres to 4.94 acres. The parcel identified by Tax Map #: 152.-1-47.21 will decrease from 4.67 acres to 4.21 acres. Essentially, .46 +/- acres will be conveyed to and merged with the lot where Potter currently resides. In addition, Mr. Potter stated that the "One-Story Wood Frame Storage Building" as written on the Survey Map will be on his property along with his dwelling. Moreover, the parcel identified by Tax Map Parcel #: 152.-1-47.21 will contain a

"Two-Story Wood Frame House and Garage" as referenced on the Survey & Map.

Mr. Potter said that last year he had contacted the Adirondack Park Agency to find out if a Permit from the Agency was required. A Notice dated February 26, 2013, was sent to the Town of Chester Planning and Zoning Office that the Permit Application was submitted to the APA regarding the boundary line adjustment. Mr. Potter explained that the APA issued **Project Permit 2013-34** and under *Condition 7: Boundary Line Adjustment* it reads:

**"The deed conveying the .46 +/- acre parcel must contain a restriction that the conveyance is a boundary line adjustment and that no individual principal building rights are associated with the property being conveyed."**

Mr. Little asked for a motion to approve the boundary line adjustment. Motion was made by Mr. Ellsworth; seconded by Mr. Dutcher. Motion carried 7-0.

**OLD BUSINESS:** None.

**PUBLIC PRIVILEGE:** No discussion.

**BOARD PRIVILEGE:** No discussion.

**ADJOURNMENT:**

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

Respectfully submitted,

Jeremy J. Little

Secretary