



**MINUTES OF MEETING  
PLANNING BOARD ~ TOWN OF CHESTER  
November 18, 2013**

**ATTENDANCE:**

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

**MINUTES:**

Chairman Paul Little asked for a motion to accept or amend the previous Planning Board Meeting minutes held on October 21, 2013. 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 October 2013 and e-mail message from Ms. June Maxam regarding Charles Redmond's submission of boundary line adjustment.

**NEW BUSINESS:**

LOT-LINE ADJUSTMENT: Charles Redmond is seeking approval for a boundary line adjustment on State Route 9 in Chestertown, zone classification Hamlet, identified by Tax Map Parcel #: 104.14-1-44.31 (.62 acres) and Tax Map Parcel #:104.14-1-44.32 (.80 acres).

Mr. Redmond proposes to move the lot line ten (10) ft. South primarily because several years ago, he moved the fence line to allow for more snow to be placed there; however, he explained that it was not sufficient and by moving the lot line over ten (10) ft. South, it would allow for greater snow storage.

Currently, Mr. Redmond owns both lots which are adjoining and are more than one-half (1/2) acre. Mr. Little read to the Board and those in attendance Section 7.22 of the Town

of Chester Zoning Local Law regarding Boundary Line Adjustments.

Before approval, Mr. Muench questioned the Board about correspondence received from Ms. Maxam. Mr. Little stated, "The only question we have to deal with this evening is a lot-line adjustment. If there are violations or problems, it will be dealt with the Zoning Administrator or by the Town Board."

Mr. Bump made a motion to approve the Boundary Line Adjustment concerning Mr. Redmond's adjoining lots. Mrs. Robbins seconded the motion. Motion carried 7-0.

#SD2013-03: Eugene Viele and Donna Vanderwarker's request for a two (2) lot subdivision on 96 Igerna Rd., located in a Rural Land Use Area, on 41.55 acres, identified by Tax Map Parcel #:52.-1-34.1.

Present at the meeting were Donna Vanderwarker and John Bradway. Absent was Eugene Viele; therefore, Mr. Bradway spoke on behalf of the proposal.

Mr. Bradway began by stating the lot in its current state consists of 41.55 acres and the proposal is to subdivide that lot and convey approximately seventeen (17) plus or minus acres to Mr. Bradway. In addition, on the map it shows that the proposed right-of-way will be connected to Igerna Road at its entrance and that the "proposed boundary is along the centerline of an existing logging road and to be coincident with the centerline of a common right-of-way."

In addition, Mr. Bradway said that in the future, he would like to construct on the fifty (50) acre lot he currently owns (identified by Tax Map Parcel #: 52.-1-35) off Igerna Road utilizing his own right-of-way to the lands West of Randy Viele. Mr. Bradway also stated on the proposed seventeen (17) plus or minus acre lot, he would like to possibly construct a garage on the parcel.

Furthermore, Mr. Bradway explained that he has a deeded right-of-way to the Viele Pond property, which is a fifty (50) acre parcel.

Mr. Little stated that during the approval of proposed subdivided lots, the Board always considers the amount of

road frontage; however, the proposed lot of Mr. Bradway does not have road frontage and only a right-of-way. Moreover, road frontage does not apply in this case. Mrs. Robbins questioned Mr. Bradway about wetlands on the property and he affirmed that there are none present.

Mr. Bump made a motion to schedule a public hearing for December sixteenth (16<sup>th</sup>) in consideration of application SD2013-03. Mr. Dutcher seconded the motion. Motion carried 7-0.

**OLD BUSINESS:** None.

**PUBLIC PRIVILEGE:** None.

**BOARD PRIVILEGE:**

Mrs. Robbins asked Mr. Tennyson about the permitted use of numerous signs around the Town of Chester. He replied that he was in the process of removing such signs that are not permissible with the Town of Chester Sign Ordinance.

**ADJOURNMENT:**

Mr. Ellsworth made a motion to adjourn the meeting at 7:30 p.m.; seconded by Mrs. Robbins. Motion carried 7-0.

Respectfully submitted,

Jeremy J. Little

Clerk