

MINUTES OF MEETING ~ MAY 16, 2011

ATTENDANCE: Rick Bump, Eugene Dutcher, George Hilton, Paul Little, Harold Ellsworth, Suzanne Robbins, and Secretary, Pat Smith. Also in attendance was Zoning Administrator, Walt Tennyson. Absent was Ken Raisner.

MINUTES: On a motion by Mr. Dutcher, seconded by Mrs. Robbins, the Minutes of the April 18th meeting were accepted, as presented. Motion carried 6/0.

CORRESPONDENCE: Zoning Office Activity for April, 2011; Amendments to the Town of Chester Local Land Use Program.

OLD BUSINESS: Continuation of Public Hearings originally scheduled for December 2010:

#SD2010-09 ~ Rich Greco ~ Proposed 3-lot subdivision. Applicant was in attendance. Proposed subdivision is located off State Route 9 at 14 B-At-Ease Lane, behind the Liquor Store. Proposal is to subdivide 1.7374+/- acres where the former Panther Mtn. Fitness Center was, by removing 0.50 acres, currently containing a garage. Next to this ½ acre lot is an existing lot which is being adjusted from 4.417 +/- acres to 0.50 acres. The end result is that there will be 2 - ½ acre lots, and one lot at 1.154 acres. The property is located within the Hamlet, and there are no wetlands present. There is also a 25 foot right of way which accesses all of the lots. The end result is that there are two lot line adjustments, and a two-lot subdivision.

Following discussion, on a motion by Mr. Bump, seconded by Mr. Ellsworth, the public hearing was closed at 7:14 p.m. Motion carried 6/0. Thereafter, on a motion by Mr. Dutcher, application #SD2010-09 was approved, as presented, with a negative declaration. Motion was seconded by Mr. Hilton, and carried 6/0. No further discussion.

#SD2010-10 ~ Rich Greco proposed 2-lot subdivision. Applicant is owner of 67+/- acres of land located at 100 Fish Hollow Road, a Rural Land Use Area. Applicant proposes breaking off 11.38+/- acres, currently improved by one Mobile Home dwelling, and retaining the remaining property that his house and accessory structures occupy. Applicant is currently waiting for APA to make a jurisdictional determination with regard to an intermittent stream on the property. With no public comment, motion was made by Mrs. Robbins, seconded by Mr. Bump, to close the public hearing at 7:18 p.m. Motion carried 6/0. Following discussion, motion was made by Mr. Ellsworth, seconded by Mr. Bump, to approve application #SD2010-10, as presented, with a negative declaration, and subject to Park Agency ruling. Motion carried 6/0.

BOARD PRIVILEGE: Brief discussion regarding the proposed amendments to the Town of Chester Zoning Local Law that have been approved by the APA.

ADJOURNMENT: On a motion by Mr. Ellsworth, seconded by Mrs. Robbins, the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary