

MINUTES OF MEETING ~ MAY 21, 2007

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

CORRESPONDENCE: Copy of Comprehensive Master Plan for the Town of Chester; F. Judith Jennings Non-jurisdictional determination from the APA #J2007-210; NYSDOH & NYSDEC documents for Rivers Edge ~ Adirondack Retreats, LLC; Article from Supervisor Monroe re: Accessory (In-Law) Apartments; Zoning Office Activities for March & April 2007; NYS Dept. of State along with the APA four hour training class to be held at Hague Municipal Ctr. on April 25th, 2007; copy of proposal for funding for Loon Lake On-Site Septic Improvement Program; and letter from APA regarding Colton/Condit boundary line adjustment.

MINUTES: On a motion by Mr. Bump, seconded by Mr. Dutcher, the Minutes of the March 19th meeting were accepted, as presented. Motion carried 7/0.

PUBLIC HEARING: Having been duly advertised, the public hearing was opened by Chairman Raisner at 6:58 p.m.

#SD2007-01 ~ F. Judith Jennings. Applicant is the owner of 20+/- acres of land located at 157 Hardscrabble Road, a Rural Land Use Area. She proposes to subdivide the property into two lots, each encompassing 10+/- acres. The vacant lot will subsequently be improved by one single family dwelling with related detached garage, on-site wastewater treatment system, and water supply. Following brief discussion, motion was made by Mrs. Robbins, seconded by Mr. Dutcher to close the public hearing at 7:02 p.m. No comments had been received from the public. Motion then made by Mr. Bump for a negative declaration and to approve application #SD2007-01 for a two lot subdivision, as proposed. Both motions carried 7/0.

OLD BUSINESS: None.

NEW BUSINESS: SPR2007-04 ~ Mary & David Filkins. Applicants own property on 473 Vanderwalker Road, a Rural Land Use Area, and are proposing an addition to the residence in excess of 25% of the existing total square footage. The dwelling measures 28'x 36', and the proposed addition would be 24'x 30'. Some of the additional area will be designated as bedrooms. Mr. Tennyson stated that the current septic system would serve until it fails. Following brief discussion, motion was made by Mrs. Robbins to approve application #SPR2007-04 for the proposed 24'x 30' addition. Motion seconded by Mr. Dutcher, and carried 7/0.

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Nicholes to Lintner & Lintner to Nicholes ~ proposed boundary line adjustment. Louis & Thelma Nicholes are owners of 12+/- acres of land on the Old Schroon Road in Pottersville, a Moderate Intensity Land Use area. They have an adjoining neighbor, Susan Lintner, to whom they are proposing to convey 4+/- acres of land containing wetlands, to be merged with and

become part of the Lintner holdings as a boundary line adjustment. In addition, Ms. Lintner is seeking to convey less than .5 acres to the Nicholes, not being conveyed as a separate building lot, but to also be merged with and become part of the adjoining property of Nicholes. There are no further plans for the conveyed parcels at this time. Applicants were represented by Attorney Randy Parker of Parker & Indelicato. Following brief discussion, motion was made by Mr. Little to approve this project, as presented, as a boundary line adjustment. Motion seconded by Mr. Dutcher and carried 7/0. Maps will be signed.

Lizco Realty ~ proposed boundary line adjustment. Applicants are Liz and Chris Walsh, owner of property located on State Route 9 and Woodridge Road, considered to be Hamlet. Part of the parcel contains a building that now houses the NY State Police, and listed at .71+/- acres, (Lot A). The adjoining parcel, same owners, listed at 1.419+/- acres, (Lot B). Applicants propose moving the boundary line between these two parcels, changing the size of Lot A to .31+/- acres, and Lot B to 1.81+/- acres. Lot A already has Town water on it, and applicant proposes tapping into the water line to bring Town water to Lot B. The vacant parcel is proposed for commercial business use. Following a brief discussion, motion was made by Mr. Dutcher, seconded by Mr. Ellsworth to approve this project, as presented, as a boundary line adjustment. Motion carried 7/0. Maps will need to be signed.

#SD2007-03 ~ Ray & Pat Gallagher. Applicants own 4.3+/- acres on Friends Lake Road, south of Hill Park Road, a Moderate Intensity Land Use area. They propose to subdivide off a 2.10+/- acre building lot, and to retain the remaining 2.24+/- acres. Chairman Raisner requested that applicant file a JIF letter with the Adirondack Park Agency. Following brief discussion, motion was made by Mr. Little, seconded by Mr. Hilton, to schedule a public hearing for the June 18th meeting. Motion carried 7/0.

#SPR2007-05 ~ Douglas O'Brien ~ proposed storage units. Applicant is owner of the former NAPA store located on State Route 9 next to McCluskey Hardware, considered Hamlet. Applicant proposes converting the former open retail space into 16 total storage units within the building, retaining a 40'x 35'6" area for his own storage use. The proposed units will not be heated, nor will there be any public bathroom facilities on site. Building will be fire rated and will be re-sided, possibly with vinyl siding. There will be no fencing around the facility. Interior lighting will be achieved by motion sensor units, and low-sodium lighting, also on motion detected sensors, will be utilized on the exterior. Following discussion, it was requested by the Board that any exterior lighting be projected downward. There is plenty of room for traffic to flow around the structure. Following discussion, motion was made by Mr. Hilton to approve application #SPR2007-05 for storage units, as proposed, with a negative declaration, and condition that any exterior lighting be positioned downward. Motion seconded by Mr. Ellsworth, and carried 7/0.

#SPR2007-06 ~ Cate Mandigo-Wyckoff proposed gift shop. Applicant proposes opening a gift shop/art gallery at 6377 State Route 9, property owned by Patrick & Jill McCarrol. Property has formerly been a bookstore, a real estate office, and also an art gallery. There is an upstairs

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Apartment in the building. Brief discussion ensued, followed on a motion by Mr. Ellsworth and seconded by Mrs. Robbins to approve application # SPR2007-06 for a gift shop and art gallery, as proposed. Motion carried 7/0.

PUBLIC PRIVILEGE: No public participation.

BOARD PRIVILEGE: A letter of complete application had been issued by the Park Agency regarding the Culver proposed 4-lot subdivision on Bird Pond Road, and a request had been made for advisory recommendations from the Town of Chester Planning Board. Discussion resulted in the board requesting a letter be sent indicating that preliminary approval had been given on the project, and that it meets all of the pertinent requirements and conditions of the approved local land use program, as presented, not involving or creating any undue adverse impacts to the resources of the Adirondack Park. The Secretary will write the letter for the Board.

ADJOURNMENT: On a motion by Mr. Ellsworth, seconded by Mrs. Robbins, the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Patricia M. Smith
Secretary