

MINUTES OF MEETING ~ SEPTEMBER 19, 2011

ATTENDANCE: Paul Little, Harold Ellsworth, Rick Bump, Eugene Dutcher, Suzanne Robbins, George Hilton, and Secretary, Pat Smith

MINUTES: On a motion by Mrs. Robbins, seconded by Mr. Bump, the Minutes of the August 15th meeting were accepted, as presented. Motion carried 6/0.

CORRESPONDENCE: Letter to Planning Board from the Office of the Assessor re: Aiken subdivision; Zoning Office Activity for August, 2011.

OLD BUSINESS: None.

PUBLIC HEARING: #SD2011-02 ~ Heirs of William Aiken proposed 4-lot subdivision.

Applicant was represented by Dennis Dickinson, Surveyor/Engineer. The proposed 4-lot subdivision is located on the corner of Vanderwalker and Moffitt Roads, and consists of 47.4+/- acres of land, containing wetlands. Each of the four created building lots is proposing construction of one new single family dwelling. Each lot is comparable in size; Lot #1 is 11.9 acres, Lot #2 is 12.0 acres, Lot #3 is 11.8 acres, and Lot #4 is 11.7 acres. Each lot will have at least 265 feet of road frontage on the north side of Moffitt Road. The subject parcel is located in a Rural Land Use Area, and is identified by tax parcel #85.-1-62.

Permit #2010-25 has been issued by the Adirondack Park Agency for this project. Soil testing has taken place on site, along with perc tests, and house locations, storm water measures are marked, septic wastewater along with replacement areas have been established, as well location for wells. Moffitt Road is an unpaved road that dead ends at adjoining property on the western side of the project site. The northwest corners of Lots #1 and #2 are within one quarter mile of the Hudson river, a designated Scenic Recreational River.

Following discussion, with no input from the public, on a motion by Mr. Dutcher, seconded by Mr. Ellsworth, the public hearing was closed at 7:07 p.m.

Chairman Little read a letter from the Town of Chester Assessor with relation to this project which has been enrolled in the Fisher Forest Land Program since 1974, enjoying a real property tax exemption since that time. The subdivision will change the character of the property which is necessary in order to continue to qualify for this exemption. Thus, the heirs of Mr. Aiken must have a qualified forester now cruise the timber, and pay the town the stumpage now due the locality. Mr. Dickinson assured the board that this would not be a problem.

Mr. Bump then made a motion to approve application #SD2011-02 for a 4-lot subdivision, as proposed, with the condition that the maps for filing will not be signed until the stumpage for the property is paid to the town. Motion was seconded by Mr. Dutcher, and carried 6/0.

NEW BUSINESS: #SD2011-03 ~ Bruce & Suzanne Robbins proposed 2-lot subdivision.

Mrs. Robbins recused herself from the board, and took a seat in the audience. Mr. Robbins presented the proposed project. Applicant wishes to divide a 0.979 +/- acre parcel from approximately 12 +/- acres of land located at 6347 State Route 9 in the Hamlet. The parcel to be removed will contain the Inn and related outbuildings, while the remaining property contains a restored barn, and is basically open hay fields, intended to remain as such. There are no development plans for the remaining acreage. Following presentation and discussion, motion was made by Mr. Dutcher, seconded by Mr. Ellsworth, to schedule a public hearing for the October 17th meeting. Motion carried 5/0.

Mrs. Robbins then resumed her seat on the board.

#SPR2011-04 ~ Nancy Hayes proposed quilt shop. Applicant was in attendance to present her project. She wants to open a quilt and fabric shop in order to sell quilting supplies and provide quilting classes and instruction. She will be locating at 102 Riverside Drive, the former Bagel Girls location, tax parcel #104.10-6-23, and classified as Hamlet.

A brief discussion resulted in a motion by Mr. Dutcher, seconded by Mr. Hilton, to waive a public hearing, and approve Application #SPR2011-04, as presented. Motion carried 6/0.

PUBLIC PRIVILEGE: Mr. Bruce Robbins questioned what actions were being taken by the town regarding the collapsed structure on Pine Street, as well as the Carboy house on Main Street. Mr. Little explained that it was a matter for the Town Board.

ADJOURNMENT: On a motion by Mrs. Robbins, seconded by Mr. Ellsworth, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary