



Town Board Special Meetings August 9, 2018

The Town Board of the Town of Chester convened at the Town of Chester Municipal Center, 6307 State Route 9, Chestertown, New York, at 4:00 pm.

Roll Call: Supervisor Craig Leggett, Karen DuRose and Larry Turcotte. Mike Packer and Steve Durkish absent.

Special Meeting:

Supervisor Leggett opened the Special Town Board Meeting at 4:03 pm with the Pledge of Allegiance.

Supervisor Leggett turned the meeting over to the Zoning Ordinance Review Committee (ZORC) members present; Tom Thorsen, John Nick, Barb Kearney, and Mary Clark for the presentation of the proposed Zoning Law revisions.

Supervisor Leggett stated the ZORC was formed in April 2016 and was comprised of two members of the Zoning Board, two members of the Planning Board, two members of the Town Board and two members of the public. The Committee looked at the following sections that were recommended by the Planning and Zoning Boards and the Zoning Administrator's Office because there were problems with the wording and difficulty applying the Law:

- Section 4.02 Use Regulations
- Section 7.03 Docks, Moorings and Floats
- Section 1.03 Purpose and Objectives
- Section 2.03 Definitions
- Section 7.04 Signs
- Section 7.06 Off Street Parking and Unloading
- Section 7.12 Travel Trailer Campgrounds
- Section 7.23 Solar Systems
- Section 7.24 Individual Water Supply Wells

Supervisor Leggett pointed out that there is the addition of "Purpose and Objective" to each of the sections.

Section 4.02 Use Regulations:

John Nick stated the wording for an "Accessory Use Structure" was changed. Tom Thorsen said that the format to the Use Chart was changed to make it more user friendly.

Section 7.03 Docks, Moorings and Floats:

John Nick stated that there have been concerns brought up regarding dock placement to sidelines. The Committee looked at different methods to determine the property line over the water and chose the Long Lake Method of the New York Codes, Rules and Regulations Title 9 Executive Department Chapter II Division of Land Utilization Part 274, Interference with Riparian Rights, which goes out perpendicular to the shore and does not necessarily follow a property line. Tom Thorsen suggested changing that a Zoning Permit is required prior to new construction, new installation and placement, rebuilding or replacement of more than 40% of any dock, deck, float, inflatable platform, boat lift or boathouse, mooring and any items that impact navigation. Larry Turcotte asked about a contradiction with the Zoning Law due to an interpretation of a property line by an authorized professional. John Nick stated that the current law does not address the property line. John Nick asked if the Attorney for the Town could review and comment. In the audience, Frank Gabriel recommended not adding a method to determine the property line.

Section 1.03 Purpose and Objectives:

Tom Thorsen stated that they tried to make the goal "user friendly".

Section 2.03 Definitions:

John Nick stated that the committee looked at other localities and the APA versions for the proposed changes. A few grammatical errors and changes were suggested. Supervisor Leggett said that a permit should be issued before and then after completion and inspection a certificate of compliance should be issued.

Section 7.04 Signs:

Supervisor Leggett asked to have the definition of "luminous" added to Section 2.03 definitions.

Section 7.06 Off Street Parking and Unloading:

No suggestions.

Section 7.12 Travel Trailer Campgrounds:

Tom Thorsen stated that "Travel Trailer Campground Lot Accessory Structures" was added.

Section 7.23 Solar Systems:

After discussion, it was recommended that the "Site Plan Review Checklist" be removed from the proposed Law.

Section 7.24 Individual Water Supply Wells:

After discussion, it was recommended changing "certificate to permit" and removing the word "individual".

Supervisor Leggett thanked the ZORC. Mr. Thorsen said they were going to have another meeting to make the proposed changes. Supervisor Leggett said he would like to see short term rentals added to the Zoning Law.

RESOLUTION NO. 135 OF 2018: APPROVE 2018 WATER WARRANT

WHEREAS, the Town Clerk has prepared the 2018 Water Warrant for the Chestertown and Pottersville Water Districts, and

WHEREAS, the Chestertown Water District total warrant is \$57,579.70 and the Pottersville Water District total warrant is \$31,852.61,

BE IT RESOLVED, the Town Board approves the 2018 Water Warrant as presented by the Town Clerk so that water bills may be sent out and revenues collected.

On a motion by Mrs. DuRose, seconded by Mr. Turcotte, Resolution No.135 of 2018 was **ADOPTED**.

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On a motion by Mrs. DuRose, seconded by Mr. Turcotte, meeting adjourned at 6:27 pm.

Respectfully submitted,

Town Clerk