

MINUTES OF MEETING ~ AUGUST 18, 2008

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

CORRESPONDENCE: Zoning Office Activity report for July, 2008.

MINUTES: On a motion by Mrs. Robbins, seconded by Mr. Hilton, the Minutes of the July 21st meeting were accepted, as presented. Motion carried 7/0.

PUBLIC HEARING: #SPR2008-07 ~ Perry Pendell proposed construction of a 40'x 60' 3-bay workshop/garage for the purpose of operating a welding and Industrial repair shop. Mrs. Pendell was in attendance to represent the project. Property is located in a Rural Land Use Area on tax map parcel #137.-1-13, on 36 Stock Farm Road. Applicant explained the project that had been presented at the July meeting. Letters had been received from Don Lambert, and Ralph & Laurie Bartlett, neither being opposed to the project, but the Bartlett's had concerns with regards to increased commercial traffic on a residential street and the potential for increased noise at their residence. Applicant explained that traffic is pretty heavy already on their road, and most of their business would be coming in off the Route 9 side, since they are close to that road. The Bartlett's live above them and should not be affected by anyone coming to the shop. It was also ascertained by the board that welding is a pretty quiet occupation and would be done within the confines of a building. There was no one in attendance to express any concerns, so public hearing was closed at 7:05 p.m. on a motion by Mr. Thurling, seconded by Mr. Bump, and carried 7/0.

Chairman Raisner explained that the reason for the public hearing had been because property was located in a Rural Land use area, and this operation would not be something that normally occurred in that area. He was concerned over the size of the building, but Mrs. Pendell explained that it would be set back about 250 feet from the road, so not much of it would be seen. It would basically be a two car garage with an attached shop. Concern was expressed over the possible growth of the business and having a number of large vehicles parked in the yard. Applicant explained that it would not be possible for that to occur, as the driveway was small, and they had 3 vehicles of their own to be parked there. She added that there might be one piece of equipment, if any, left overnight.

Board discussed traffic noise, and possibility of a fence or vegetative screening, in the future, if it should be deemed necessary.

Mr. Thurling then made a motion that application #SPR2008-07 be approved, with the stipulation that it stays within the boundaries as proposed on the original application, which is to say that the building may not be expanded, and the business must be housed within the original building. Any expansion would require return to the Planning Board for approval. There will be no parking of a large number of vehicles, and there shall be no adverse noise or visual effects to the neighborhood. Motion seconded by Mr. Bump, and carried 7/0.

OLD BUSINESS: Continuation of tabled projects.

NEW BUSINESS: Boundary line adjustment between Patricia Cleveland-Whitty and Wayne & Karen Monroe. Applicants' for this lot line adjustment were the Monroe's, represented by Attorney Dan Smith of Smith & Simon, LLC. Both Whitty and Monroe live on Landon Hill Road, just north of the Landfill, and are adjoining neighbors. The line between parcels is fairly jagged, and both parties have decided to straiten it up, and have agreed to an adjustment. There is no survey of the existing line, but there is a survey of the proposed line. There will be approximately 2 acres going to Monroe, and about 1/2 an acre going to Whitty. Following discussion, motion was made by Mr. Bump to approve this lot line adjustment as non-jurisdictional for review with the Board, and the maps to be signed. Motion seconded by Mrs. Robbins, and carried 7/0.

Gilma subdivision. (Actually this falls under Old Business). Attorney Smith explained that a long form EAF had been given to this board on the subdivision on Surrey Drive, sponsored by Gilma, and following review, the board had made a negative declaration. The project has now gone to the Health Department (11 lots). Under the SEQRA rules, agencies can make up their own lists of Type I projects. Health Dept. has made up a list that says anything that is a residential subdivision, subject to their jurisdiction, is a Type I project. If it is a Type I project, it has to have coordinated review. In this instance, applicant is asking this board to declare themselves as lead agency, and then a notice has to be sent to DEC and DOH, and they will have an opportunity to declare themselves as lead agency, which, Mr. Smith, stated, they will never do. Then they will have to come back for another negative declaration, as was done before. But because it is Type I under SEQRA, (not because SEQRA says so, but because health department says so), it has to have coordinated review. Following a lengthy discussion, Mr. Little made a resolution that the Town of Chester Planning Board declare themselves as lead agency in the Surrey Drive subdivision, sponsored by Gilma Enterprises. (In other words, this board has done the SEQR review for the Health Department). Motion was seconded by Mr. Hilton, and carried 7/0.

ADJOURNMENT: On a motion by Mr. Bump, seconded by Mrs. Robbins, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary

