

MINUTES OF MEETING ~ JANUARY 28, 2008

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

MINUTES: On a motion by Mr. Bump, seconded by Mrs. Robbins, the Minutes of the December 17th, 2007 meeting were accepted, as presented. Motion carried 6/0.

CORRESPONDENCE: Zoning Administrator's Activity report for December, 2007; and notice of APA Proactive Subdivision Enforcement Initiative.

PUBLIC HEARING: Having been duly advertised, the Public Hearing was opened at 7:00 p.m. by Vice Chairman Paul Little, in the absence of Chairman Ken Raisner.

#SD2007-09 ~ Ernest Clark, agent for Terry Clark ~ proposed 2-lot subdivision. Applicant Terry Clark was represented by his brother, Ernest Clark. Applicant is owner of 159.58+/- acres of land located on Igera Road, and proposes to subdivide off 4.741+/- acres to be conveyed to his nephew. Mr. Clark (applicant), will retain the balance of the property. APA requires no permit for the project, as proposed. Parcel has 275 ft. of road frontage, and contains a restored dwelling with on-site water and septic wastewater disposal systems. There were no comments from the audience, so, on a motion by Mr. Thurling, seconded by Mr. Dutcher, the public hearing was closed at 7:04 p.m. Motion carried 6/0. Motion was then made by Mr. Dutcher, seconded by Mr. Bump, to approve application #SD2007-09 for a 2-lot subdivision. Motion carried 6/0.

OLD BUSINESS: Michael Giovanone proposed lot line adjustment. Applicants represented by Attorney Robert McNally of Stafford, Carr & McNally. Applicants own property on Atateka Drive, and are proposing a boundary line adjustment for the adjoining parcel which they are under contract to purchase. The purchased property, currently at 1.306 +/- acres, will be increased by .196+/- acres, for a total lot area of 1.502+/- acres, already improved by a single family dwelling, a garage, garage apartment, a shed and a shorefront deck. Their current lot will be reduced by .196+/- acres, and will remain at .694+/- acres, also improved by one single family dwelling. At the December meeting, there was some confusion as to which parcel would be getting the .196 +/- acres, and it was thought that a variance might be needed due to placement of the garage on the larger lot, and distance from the sideline setback. Since the larger lot is to be benefited by the adjustment, no variance will be required. Following discussion, on a motion by Mr. Bump, approval for the boundary line adjustment was given. Motion seconded by Mrs. Robbins and carried 6/0.

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The following projects continued to be tabled:

- #SD2005-14 ~ Adirondack Retreats proposed 25-lot subdivision.
- #SD2007-17 ~ Sharon Hyde proposed 2-lot subdivision.
- #SD2007-08 ~ Beatrice Eggleston proposed 2-lot subdivision.

However, Attorney Rob Simon, of Smith & Simon LLC, was present to address the board with regard to #SD2005-14 ~ Adirondack Retreats. They have successfully received and filed a Certificate of Incorporation of River's Edge Water Co., Inc. and are now seeking approval on a Transportation Corporation for the proposed Sewer system. Following that, they will be seeking final approval for the proposed subdivision at Adirondack Retreats, and request the project remain tabled until such time as that step may be taken.

NEW BUSINESS: #SPR2008-01 ~ Susan Brand. Applicant currently maintains a beauty salon at 6299 State Route 9, tax map parcel #104.14-1-56. She proposes relocating to Chester Commons, 6272 State Route 9, in space formerly occupied by the dance studio. Following very brief discussion, motion was made by Mr. Bump, seconded by Mr. Hilton, to approve application #SPR2008-01, as presented. Motion carried 6/0.

#SD2008-01 ~ Paul Bubar proposed 2-lot subdivision. Applicant was not present, so project was not reviewed.

PUBLIC PRIVILEGE: Walt Tennyson approached the board regarding his property on Stock Farm Road, of 144 acres, which he proposes to convey. This project is before the APA for review for the proposal of one single family dwelling to be constructed thereon. The APA has asked the Planning Board to participate in the review of the proposed project, and to send written advisory recommendations within 30 days as to whether the project will comply with all the pertinent requirements and conditions of the Town Local Land Use Program. Following review, motion was made by Mr. Bump that a letter be written offering no objections to the proposed structure, finding that it falls within the mandated requirements and conditions of the town's zoning land use. Motion seconded by Mr. Dutcher and carried 6/0.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT: On a motion by Mr. Thurling, seconded by Mr. Dutcher, meeting adjourned at 7:25 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary