



**MINUTES OF MEETING
TOWN OF CHESTER
PLANNING BOARD
JANUARY 28, 2019**

Chairman Little called the meeting to order at 7:03 p.m.

ATTENDANCE:

Chairperson Paul Little, John Nick, George Stannard, Al Matrose, and Jeremy J. Little (Secretary and Zoning Administrator). Absent were George Hilton, Bob Walp, and Harold Ellsworth.

OLD BUSINESS & PUBLIC HEARING:

Mr. Matrose made a motion to re-open the public hearing at 7:04 p.m. for Subdivision Application **#SD2018-03**; motion seconded by Mr. Nick. Motion carried 4-0.

#SD2018-03: Florence and John Palermo Testamentary Trust and Leggett Family LLC are seeking approval for a two lot subdivision, on property located at Valley Farm Rd./Landon Hill Rd., identified by Tax Map Parcel #: 53.-2-1, in Zone Classifications Hamlet and Low Intensity.

Craig Leggett spoke on behalf of the proposal. Mr. Leggett stated that he submitted to the Board a Site Plan by Winchip Engineering PC showing location of a proposed septic and three bedroom house. In addition, the survey map has been revised with the Site Plan overlay to show the correct placement of the proposed dwelling and septic on the 9.08 +/- acre parcel.

Mr. Nick made a motion to close the public hearing at 7:06 p.m. for Subdivision Application **#SD2018-03**; motion seconded by Mr. Matrose. Motion carried 4-0.

Chairman Little read the following Findings of Fact and Motion for Approval of **#SD2018-03**:

Findings of Fact:

1. **#SD2018-03** is a minor subdivision;
2. The Planning Board finds SEQRA review completed and no significant environmental impact;
3. A public hearing was held on December 17, 2018 and January 28, 2019;
4. Lot 1 will consist of 9.08 acres and Lot 2 will consist of 56.02 acres;
5. A Non-Jurisdictional letter was received from the APA; and,
6. Test hole results conducted by Winchip Engineering indicates site and soil of Lot 1 suitable for an on-site wastewater treatment system.

Approval

Pursuant to Section 3.06 of the Town of Chester Subdivision Regulations, the Planning Board grants final approval for **#SD2018-03** and authorizes the Chairman or Vice Chairman to sign the Subdivision Plat subject to the following condition:

1. No changes, erasures, modifications, or revisions shall be made in this Plat after approval has been given by the Planning Board.

The Board agreed with Chairman Little's prepared statement above with no revisions to be made.

Mr. Matrose made a motion to approve **#SD2018-03** subject to the above mentioned condition; motion seconded by Mr. Stannard. Motion carried 4-0.

NEW BUSINESS:

#BLA2019-01: Tim & Colleen Kelly and Mark Elmendorf, Kristin Cimini & Sheryl Perkins are seeking approval for a boundary line adjustment for properties located at 48 Birchwood Drive and 42 Birchwood Drive. The lot identified by Tax Map Parcel #: 86.17-2-3 & 4 will decrease from 1.14 +/- acres to .89 acres and lot identified by Tax Map Parcel #: 86.17-2-2 will increase from .608 acres to .86 acres. Conveyance is .25 acres.

Rob Simon from Smith and Simon LLC represented the property owners and presented the proposal. Mr. Simon briefly explained the proposal and mentioned there are two parcels, presently improved with single family dwellings on each, and in between the two lots, exists a vacant lot. A portion of the parcel in the middle, identified as "Lot 20" on the Survey Map, will be conveyed and merged with Lot 19 (Kelly) and the other portion conveyed and merged with Lot 21 (Elmendorf, Cimini). Lot 20 is currently owned by Mark P. Elmendorf and Kristin Cimini. Mr. Simon mentioned that as a result of the boundary line adjustment, the shoreline frontage for each parcel, Lot 21 and Lot 19, will increase. He also said that there are no intentions for development.

Chairman Little read the following Resolution and motion of approval for **#BLA2019-01:**

Pursuant to Section 7.22 of the Zoning Local Law, the Planning Board finds that:

1. The request is a boundary line adjustment;
2. The boundary line adjustment is approved subject to conditions stated in Section 7.22(A) and (B); and,
3. The approved map will be signed by the Chairman of the Planning Board as a non-jurisdictional project.

Mr. Nick made a motion to approve **#BLA2019-01** as read above by Chairman Little; seconded by Mr. Stannard. Motion carried 4-0.

MINUTES:

Mr. Matrose made a motion to accept the minutes from the December 17, 2018 regular meeting; motion seconded by Mr. Nick. Motion carried 4-0.

CORRESPONDENCE: Zoning Administrator's Activity Report for December 2018; 2019 Planning Board Tentative Meeting Schedule; Site Plan by Winchip Engineering PC dated 01/09/18 released to show buildable lot in connection with #SD2018-03.

PUBLIC PRIVILEGE: None.

BOARD PRIVILEGE: None.

ADJOURNMENT:

Mr. Stannard made a motion to adjourn the meeting at 7:16 p.m.; motion seconded by Mr. Nick. Motion carried 4-0.

Respectfully submitted,

Jeremy J. Little
Secretary