



**MINUTES OF MEETING
TOWN OF CHESTER ~ PLANNING BOARD
JUNE 16, 2014**

ATTENDANCE:

Chairman Paul Little, Al Muench, Suzanne Robbins, Harold Ellsworth, Eugene Dutcher, Rick Bump, Walter J. Tennyson (Zoning Administrator), and Jeremy J. Little (Secretary). Absent was George Hilton.

MINUTES:

Chairman Paul Little asked for a motion to accept or amend the previous Planning Board Meeting minutes held on May 19, 2014. Mrs. Robbins made a motion to accept; seconded by Mr. Bump. Motion carried 6-0.

Mr. Little called the meeting to order at 7:00 p.m.

CORRESPONDENCE:

Zoning Administrator and Sanitary Code Enforcement Officer's Activity Report for May 2014.

PUBLIC HEARING:

Having been duly advertised, the public hearing for Site Plan Review Application #**SPR2014-02** was opened by Chairman Little at 7:01 p.m.

#**SPR2014-02**: John Shafer is seeking site plan review approval for a project titled "Adirondack Guide Camp", an eco-tourism business that offers tent-lodging and a guiding service to patrons. The proposed project is located on 435 Stock Farm Road, identified by Tax Map Parcel #: 120.-1-7, in Zone Classification Rural Use.

No persons from the public were present in the audience to express their concerns or to question about the proposal.

Mr. Ellsworth made a motion to close the public hearing at 7:02 p.m; motion seconded by Mrs. Robbins. Motion carried 6-0.

Mr. Ellsworth made a motion to approve application #**SPR2014-02**; motion seconded by Mr. Bump. Motion carried 6-0.

NEW BUSINESS: None.

OLD BUSINESS: None.

PUBLIC PRIVILEGE:

Mr. Jim Hughes, a professional land surveyor, was in the audience to discuss with the Board a survey on Landon Hill Road in the Town of Chester. Mr. Hughes began by stating that the survey encompasses properties at 91 and 95 Landon Hill Road. He said that there has been a .09 acre overlap of lands by Perry S. and Nancie L. Welch (Tax Map #: 87.-1-12) and Sidney Langdon (Tax Map #: 87.-1-13).

On the survey map, it states:

“The 0.09 Acres being an overlap of lands by Welch’s deed description with Langdon’s deed description. Both properties were subsequently mortgaged with the same descriptions creating an overlap of mortgaged premises... the proposed release of lien by Norstar Mortgage Company (Welch’s Mortgage Company) is intended to eliminate the overlap of mortgaged property.”

Mr. Hughes stated that this issue with the mortgage/land overlap has been heard in a Court and both parties have agreed to the fact that the original boundary in 1908 of James Culver would be the correct and precise boundary to go by. The approximate .09 acres will be added to Sidney Langdon’s deed and property.

Mr. Dutcher made a motion that Chairman Paul Little sign the boundary line agreement and declare it as non-jurisdictional and not a subdivision by the Town of Chester Planning Board; seconded by Mrs. Robbins. Motion carried 6-0.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT:

Mr. Ellsworth made a motion to adjourn the meeting at 7:15 p.m.; seconded by Mrs. Robbins. Motion carried 6-0.

Respectfully submitted,

Jeremy J. Little

Secretary