



**MINUTES OF MEETING  
PLANNING BOARD ~ TOWN OF CHESTER  
March 17, 2014**

**ATTENDANCE:**

Chairman Paul Little, Harold Ellsworth, George Hilton, Eugene Dutcher, Rick Bump, Walter J. Tennyson (Zoning Administrator), and Jeremy Little (Secretary).

**MINUTES:**

Chairman Paul Little asked for a motion to accept or amend the previous Planning Board Meeting minutes held on February 24, 2014. Mr. Bump made a motion to accept; seconded by Mr. Dutcher. Motion carried 5-0.

Mr. Little called the meeting to order at 7:01 p.m.

**CORRESPONDENCE:**

Zoning Administrator & Sanitary Code Enforcement Officer's Activity Report for February 2014.

**NEW BUSINESS:**

SD2014-01: Proposal for a two-lot subdivision of land owned by Patrick Powers and Theresa Lamanna as a result of a contested order of partition issued by the Supreme Court of the State of New York for Warren County. The sixty-nine (69) plus or minus acre parcel is located off the Pottersville-Olmstedville Road, identified by Tax Map Parcel #: 35.-1-39, in a Rural Land Use Area. Attorney Robert Simon from Smith and Simon, LLC was present to represent Mr. Powers and Ms. Lamanna.

Mr. Simon began by stating that the access to the lots will be by a shared deeded easement along a dirt road from the Pottersville-Olmstedville Road to the site of a weakened bridge which crosses Marshall Brook. Mr. Simon explained to the Board that Supreme Court Judge Krogmann was particular that both parties would share the same easement to access each of their lots.

In addition, Mr. Simon noted that a Jurisdictional Inquiry Form has been submitted to the Adirondack Park Agency for a Jurisdictional Determination. Referring to the provided map, Lot 1 would consist of 34.90 plus or minus acres; Lot 2 would consist of the same (34.90 plus or minus acres). As per the Court order, Mr. Patrick Powers will own **Lot 1** and Theresa Lamanna will be the property owner of **Lot 2**.

Mr. Bump made a motion to schedule a public hearing for SD2014-01 on April 21, 2014 at 7:00 p.m.; seconded by Mr. Ellsworth. Motion carried 5-0.

**OLD BUSINESS**: None.

**PUBLIC PRIVILEGE**: No discussion.

**BOARD PRIVILEGE**: No discussion.

**ADJOURNMENT**:

Mr. Ellsworth made a motion to adjourn the meeting at 7:15 p.m.; seconded by Mr. Hilton. Motion carried 5-0.

Respectfully submitted,

Jeremy J. Little

Secretary