



**MINUTES OF MEETING  
PLANNING BOARD ~ TOWN OF CHESTER  
MAY 20, 2013**

**ATTENDANCE:**

Chairman Paul Little, Al Muench, Suzanne Robbins, Harold Ellsworth, Eugene Dutcher, George Hilton, Walt Tennyson (Zoning Administrator), and Jeremy Little (Clerk).

**MINUTES:**

Chairman Paul Little asked for a motion to accept or amend the previous Planning Board Meeting minutes held on April 15, 2013. Mr. Dutcher made a motion to accept; seconded by Mrs. Robbins. Motion carried 6-0.

Mr. Little called the meeting to order at 7:02 p.m.

**CORRESPONDENCE:** None.

**NEW BUSINESS:**

**LOT-LINE ADJUSTMENT:** Bob Simon, of Smith & Simon, Attorneys at Law, representing the buyer of the Grace United Methodist Church, is seeking approval for a lot-line adjustment on 4700 State Route 8, land classification Hamlet, Tax Map #102.6-1-5, #102.6-1-11, and #102.6-1-12.

Mr. Simon began by stating there are three (3) parcels involved with this lot-line adjustment. The lots adjoined by the property of the Grace United Methodist Church are owned by William Sherman (#102.6-1-11) and Sarah Collins (#102.6-1-12). Furthermore, Mr. Simon stated that the affected property owners will have easements as long as they "can live with the boundaries."

He also said that upon approval from the Board, a boundary line adjustment agreement will be filed and will be cross-referenced on the deeds of Mr. Sherman and Mrs. Collins. Chairman Paul Little stated this will be a great settlement provided that everyone is in agreement with the proposal.

Mr. Ellsworth made a motion to waive a public hearing and to approve the lot-line adjustment; seconded by Mr. Muench. All aye, none opposed; motion carried 6-0.

SPR2013-04: Bob Simon, of Smith and Simon Attorneys at Law, acting as agent for Louis and Thelma Nicholes (Nicholes Family Living Trust) is seeking approval for the division of the current dwelling into two (2) apartments. The building is situated on 219 Old Schroon Road in Pottersville, located in land classification Moderate Intensity, Tax Map #36.-1-44.1.

Mr. Simon said that Mr. Nicholes' request is to divide the house into a multi-family dwelling consisting of three (3) apartments with no modification to the structure (no increase in bedrooms or bathrooms). Moreover, the apartments would be available for rent. He also stated Lot #4 will be turned into a "non-building lot" pending the emendation of the APA permit requirements.

Mr. Muench asked if a public hearing is necessary for the lot-line adjustment proposal. Mr. Little did not foresee a problem, unless there was a great deal of controversy from neighbors concerning the project, which would be unlikely.

Mrs. Robbins made a motion to approve SPR2013-04 with a waived public hearing; seconded by Mr. Dutcher. None opposed; motion carried 6-0.

GIFTED LOTS: A presentation by Lauren Pereau concerning gifted lots from his mother, Fredericka Pereau, on 269 Starbuck Hill Road, zone classification Resource Management, Tax Map #104.-1-17.

Mr. Pereau initiated the presentation by showing a map of his mother's property. He stated there is a right-of-way road for a cell tower; the road is used as a division line between the upper two (2) lots (one (1) lot on north side and one (1) lot on south side of Panther Mountain). Furthermore, he said that there are test holes being performed by the engineer in hopes of having the completed application by next month.

Mr. Little questioned who the individual would be to acquire the lots and Mr. Pereau answered he would most likely be the recipient of the upper two (2) lots. Mr. Muench asked if the wetlands would affect construction if a house was ever to be built on the lots. Mr. Dutcher stated that the only wetlands shown were on Mr. Pereau's mother's lot.

Mr. Pereau said that he will attend the upcoming Planning Board meeting next month with a finished mylar and a complete application that the test holes were successfully performed.

SPR2013-03: Joseph Brand's proposal for a site-plan review to open a "N.Y.S. Bottle Bill" Redemption Center as a satellite to his existing Redemption Center in Chestertown. The business will be located at 7875 State Route 9 in Pottersville, zone classification Hamlet, Tax Map #52.8-1-29.

Mr. Brand began his proposal by stating the business would offer bottle and can exchange, firewood, propane exchange, and bait such as worms and night crawlers.

Mr. Muench said that it was clear there would not be an issue with parking at the proposed business. He also asked if there would be a different permit number assigned to the business and Mr. Brand answered that he would use the same number that is presently designated to the Redemption Center in Chestertown.

Mr. Dutcher made a motion to approve SPR2013-03 and to waive a public hearing; seconded by Mr. Ellsworth. None opposed; motion carried 6-0.

LOT-LINE ADJUSTMENT: Mr. Frederick H. Monroe's request for a boundary line adjustment on Blythewood Island Road in Chestertown, zone classification Moderate Intensity, Tax Map #86.5-1-11.1.

Mr. Monroe was not present; however, he was represented by his nephew, Mr. Stephen Monroe. Also, copies of a two (2) page letter written and signed by Frederick H. Monroe with two maps were passed out to each of the Board members.

Stephen Monroe stated that the proposal is to convey eight (8) small parcels between a twenty (20) foot right of way and fifty (50) foot right of way to the *Blythewood Island Homeowner's Association*. As stated in the letter, the eight parcels consisted of: two .01 acre parcels; three .02 acre parcels; and, three .03 acre parcels. Furthermore, Mr. Monroe said that the Association agreed to accept the small parcels as part of the Association's property.

Mr. Little asked why the individual lot owners were not interested in accepting the small parcels. Mr. Monroe suspected that they would not be agreeable to paying higher taxes, even considering the size of the parcels. Mr. Dutcher stated that if the Association accepts the parcels, the lot owners would still have to pay higher taxes either way.

In addition, Mr. Monroe said that instead of the parcels showing his deceased grandparents as the sole owners, they would be turned over and belong to the Association.

Mr. Dutcher made a motion to approve the boundary line adjustment; seconded by Mr. Hilton. All in favor, none opposed; motion carried 6-0.

**OLD BUSINESS:** None.

**PUBLIC PRIVILEGE:** None.

**BOARD PRIVILEGE:** None.

**ADJOURNMENT:**

Mr. Little made a motion to adjourn the meeting at 7:35 p.m.

Respectfully submitted,

Jeremy J. Little

Clerk