

MINUTES OF MEETING ~ MARCH 19, 2007

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

MINUTES: On a motion by Mr. Bump, seconded by Mr. Hilton, the Minutes of the February 26, 2007 meeting were accepted, as presented. Motion carried 6/0.

CORRESPONDENCE: APA Permit for Beckler; APA paperwork for F. Judith Jennings; Zoning Administrator's Activity report for February, 2007.

PUBLIC HEARING: Having been duly advertised, Chairman Raisner opened the public hearing at 7:00 p.m.

#SD2007-01 ~ F. Judith Jennings proposed 2-lot subdivision. There was no representation present for this project. On a motion by Mr. Dutcher, seconded by Mr. Bump, the public hearing was adjourned to a time when Mrs. Jennings could be present or have a representative speak for her. Motion carried 6/0.

OLD BUSINESS: #SD2005-14 ~ Adirondack Retreats ~ Proposed 24 unit Townhouses. Attorney Rob Simon was in attendance to represent applicant, and requested a 2 month extension on the preliminary approval that had been given this project. Applicant has received a non-jurisdictional determination from the Adirondack Park Agency. DEC will grant a SPDES (State Pollutant Discharge Elimination System) permit if a Transportation Corporation is formed, which Attorney Simon will apply to the Town Board for. A performance bond will be in place for maintenance and repairs, and should the Corporation default, the Town can seize the roads. The Corporation will be wholly owned by a subsidiary of the Home Owners Association. A Notice of Intent has been sent to DEC for storm water control, and Atty. Simon stated that the Department of Health will grant approval on the Townhouse project following approval from the Town of Chester. Following a brief discussion, motion was made by Mr. Little to extend final approval on this project until June, to allow for these extra processes to be accomplished. Motion was seconded by Mr. Dutcher and carried 6/0.

#SD2006-02 ~ Beckler proposed 6 lot subdivision. Attorney Simon was also representing this applicant, seeking approval on the revised APA permit authorizing a six-lot residential subdivision and six new single family dwellings, in order for the maps to be signed. (Original permit authorized a six-lot residential subdivision with five single family dwelling). On a motion by Mr. Dutcher, seconded by Mr. Bump, approval of the amended permit was granted, as a prelude to map signing. Motion carried 6/0.

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NEW BUSINESS: #SPR2007-03 ~ Long, Long & Phillips proposed addition in excess of 25% of existing dwelling. Mr. William Long was in attendance to explain his project. Property is

located at 272 Indian Springs Road, a Moderate Intensity Land Use Area. Applicant currently has a 25'x 28' camp with an 8' front porch. He proposes raising the roof and adding a couple of bedrooms and a bath, along with a 26'x 16' addition, and a 6' porch. Dwelling has a poured concrete basement, as will the addition. Applicant can meet all of the required setbacks, and stated that no trees will be removed during the construction process. Following a brief discussion, motion was made by Mr. Bump to approve application #SPR2007-03 for the proposed addition, as presented. Motion seconded by Mr. Dutcher and carried 6/0.

Boundary Line Adjustment between Colton & Condit. Herbert Colton was in attendance for his son Gary M. Colton, explaining his proposal to purchase approximately one acre of land from Robert and Diane Condit, located on the Murphy Road, Friends Lake, to be merged into the lands of Colton. This would add a ROW to his son's lot. On a motion by Mr. Little, seconded by Mr. Dutcher, approval was given for the Boundary Line Adjustment. Motion carried 6/0. A surveyed map will need to be presented for signing by the Board, then filed with the Warren County Clerk.

BOARD PRIVILEGE: A letter will be sent to APA regarding #SD2006-04, the Bruno subdivision, in that it meets all of the prescribed requirements and conditions of the Town of Chester Local Land Use.

ADJOURNMENT: On a motion by Mr. Bump, seconded by Mr. Hilton, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary