

136.2-1-8



June 23, 2008

Kennard W. Raisner
Town of Chester, Planning Board, Chair
P.O. Box 423
Chestertown, NY 12817

Re: APA Project 2008-109 - Balsam House
Notice of Complete Application
Request for Advisory Recommendations

Dear Mr. Raisner:

The Agency invites the Town Planning Board to participate in the review of the Balsam House commercial use/tourist accommodation proposed by Frank Ellis IV. Enclosed is a copy of materials received from the applicant for the referenced project, as well as the Agency's Notice of Incomplete Permit Application. Please note that the applicant has provided the Agency with a copy of the Warren County Building Permit issued February 5, 2008 and the Town of Chester Zoning Certificate Issued April 25, 2008.

The Agency requests the Planning Board's written advisory recommendations as to whether the project will comply with all the pertinent requirements and conditions of the Town Local Land Use Program. In particular, please provide information as to how the local density requirements apply to the project and clarify how density is calculated with regard to the various aspects of the project, such as the tourist accommodation, the restaurant/lounge and the spa. Please also confirm whether the project will comply with the Town's shoreline frontage requirements, parking regulations and sign restrictions.

The date and time for a site inspection by Agency staff has not yet been scheduled, but please advise if you or anyone from the Town would like to attend the site visit. Please also provide the name and phone number of the Town representative Agency staff can contact for further information and coordination of review.

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Your continued cooperation on review of the project is appreciated. Please contact me or Brian Grisi if you have any questions.

Sincerely,



Colleen C. Parker
Environmental Program Specialist 2

CCP:mlr

Enclosures: Notice of Incomplete Permit Application 2008-109
Copy of application materials Project 2008-109

cc: Walter J. Tennyson, Town of Chester, Code Enforcement
Officer
Brian Grisi

S-78°-15'-10"-E 230.07 LINE

STONE WALL & FENCE

12' DIRT ROAD

B.M.S.

KEY

① (E) FLOOR AREA at 1ST FLOOR
= 6767 SQ. FT.
25% ALLOWABLE
ADDITION = 1692 SQ. FT.

② (E) PORCH at 1ST FLOOR

③ (H) DINING AREA at 1ST FLOOR
= 1047 SQ. FT.

④ (H) BREAKFAST AREA
at 1ST FLOOR
= 45 SQ. FT.

③ + ④ = 1092 SQ. FT.

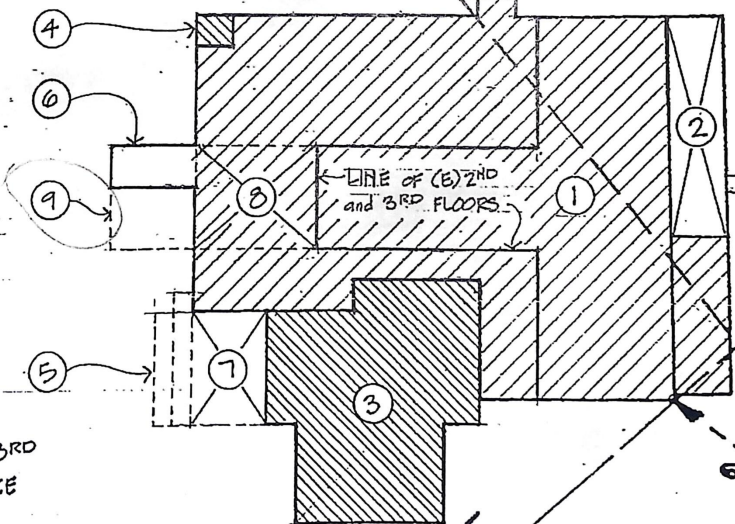
⑤ CODE REQ'D. HANDICAP
RAMPS

⑥ CODE REQ'D. EXIT STAIRS

⑦ (H) DECK

⑧ (H) ROOMS at 2ND and 3RD
FLOORS ABOVE (E) 1ST FLOOR

⑨ LINE OF (H) ROOM at 2ND and 3RD
FLOORS ABOVE (E) OPEN SPACE



① SITE PLAN at the BALSAM HOUSE

1" = 30'-0"

9.30.94

NORTH



SET-BACK
LINE

DRIVE

LOT #18 GREAT LOT
LOT #19 GREAT LOT

B.M.S.