

**TOWN OF CHATHAM PLANNING BOARD
MEETING MINUTES**

**December 11, 2012
Final Copy**

Members Present:

Donna Staron
Tony Ooms
Dorothy Mackerer
Aven Kerr
Wendy Carroll
Bill Bulick
Marilyn Cohen, Chairperson
Paul McCreary, Engineer

Public Present

Cynthia Elliott
Dan Russell
Louis Gerrain

The December 11, 2012, Planning Board meeting was called to order at 7:00PM by Chairperson Marilyn Cohen. The Pledge of Allegiance was recited. Tony Ooms moved that the meeting minutes from the November meeting be approved. This was seconded by Bill Bulick and carried.

Chairman Cohen thanked members for attending the December meeting regarding the Hudson River Estuary Program. This program was hosted by representatives from the New York State Environmental Conservation Department and was held to educate the attendees about the possible impact growth has on our surroundings. Chairman Cohen also acknowledged Bill Bulick's retirement from the Planning Board, thanking him for his many years of devoted service to the Board.

**DAVID LASKIN – SUB-DIVISION (LOT LINE ADJUSTMENT)
DALEY ROAD
PUBLIC HEARING**

As David Laskin's representative, Cindi Elliott presented the Board with revised maps showing topographical lines and added a note pertaining to the lot lines being merged. Ms. Elliott also submitted postal receipts from letters sent to adjoining land owners as well as the pinning letter. Ms. Elliott stated that Evan Tull agreed to purchase land "just to the NYSEG easement" and not beyond and she presented the Board with a copy of the easement. Ms. Elliott submitted Proposed Schedule A – the deed showing the parcel being merged with and added to "but not to be considered separate". Town attorney, Tal Rappleyea had approved the deed descriptions.

The Public Hearing opened at 7:12PM. Louis Gerrain asked if this was being considered "just an easement". Ms. Elliott confirmed. Wendy Carroll asked who was going to be responsible for the maintenance of the easement. Ms. Elliott stated that Power Company would be responsible for the maintenance of the easement.

The Public Hearing closed at 7:14PM. Deputy Chairman Donna Staron reviewed the Short Form SEQRA application, which shows no adverse effects to the following: air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems. Also, there are no aesthetic, agricultural, archaeological, historic, or other natural or cultural resources or community or neighborhood character concerns. There are no significant effects to vegetation or fauna, fish, shellfish or wildlife species, significant habitats or threatened or endangered species. The community's goals for the land are not affected, and there are no long or short term effects identified. Since this is the case, Donna Staron moved that this is to be considered an unlisted action, and there is no significant adverse environmental effect in approving this subdivision. This was seconded by Tony Ooms and motion carried. Tony Ooms moved to approve the subdivision, (lot line adjustment), and Dorothy Mackerer seconded. This motion carried.

TOM CLARK – SUBDIVISION (LOT LINE ADJUSTMENT)
SHAKER MUSEUM ROAD
PUBLIC HEARING

As representative for Tom Clark, Cindi Elliott presented the Board with Postal Receipts as well as the pinning letter and the deed description for the adjoining Sagan property. Ms. Elliott also submitted the map of Sagan's property. New maps were submitted showing less land being moved. The Public Hearing opened at 7:24PM. There were no comments. The Public Hearing closed at 7:24PM. Deputy Chairman, Donna Staron reviewed the Short Form SEQRA application, which shows no adverse effects to the following: air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems. Also, there are no aesthetic, agricultural, archaeological, historic, or other natural or cultural resources or community or neighborhood character concerns. There are no significant effects to vegetation or fauna, fish, shellfish or wildlife

species, significant habitats or threatened or endangered species. The community's goals for the land are not affected, and there are no long or short term effects identified. Since this is the case, Donna Staron moved that this is to be considered an unlisted action, and there is no significant adverse environmental effect in approving this subdivision. This was seconded by Tony Ooms and the motion carried. Tony Ooms moved and Donna Staron seconded to approve the subdivision, (lot line adjustment). This motion carried.

JOHN HANNA, JR. – SUBDIVISION (LOT LINE ADJUSTMENT)
WHITE BRIDGE ROAD
INFORMATIONAL

As representative for John Hanna, Jr. Dan Russell presented the Board with maps showing parcel "1" (Mr. Hanna's property), and parcel "A" (2.98 acres of land owned by Victoria Kramer). Mr. Russell explained that Ms. Kramer wanted to own the road behind her property. Mr. Hanna is willing to convey this road to Ms. Kramer. Mr. Russell presented deeds that will go to the Town Attorney, Tal Rappleyea, for review. The Public Hearing is set for the January 8, 2013 meeting.

Chairman Cohen passed out Public Assembly Law sheets to the Planning Board members for their review and input. Chairman Cohen explained that the law is set to be changed at the Town Board Public Hearing to be held on December 20, 2012. This meeting could result in putting the responsibility for Public Assembly decisions completely on the Planning Board. Chairman Cohen stated that she is planning on attending the Town's Public Hearing as she has concerns regarding bonds, cleanup, and damages resulting from these public assemblies. Chairman Cohen asked that members from the Planning Board attend this December meeting.

Donna Staron moved and Aven Kerr seconded to adjourn. This carried. The meeting was adjourned at 8:10PM.

Marilyn Cohen, chairperson

Respectfully submitted,

Gail Chamberlain, clerk

