

TOWN OF CHATHAM PLANNING BOARD
MEETING MINUTES

May 8, 2012
Final Copy

Members Present:

Donna Staron
Tony Ooms
Dorothy Mackerer
Aven Kerr
Marilyn Cohen, Chairman
Paul McCreary, Engineer
Tal Rappleyea, Atty

Members Absent:

Wendy Carroll
Bill Bulick

Public Present

Janina Deppe
Joel Merker
Ken Blass
Karen Blass
Donald Oakes
Cindi Elliott
James Tomaso

The May 8, 2012, Planning Board meeting was called to order at 7:00PM by Chairman Marilyn Cohen. The Pledge of Allegiance was recited. Tony Ooms moved that the meeting minutes from the April meeting be approved. This was seconded by Dorothy Mackerer and carried.

The Chatham Synagogue County Rt 28 Chatham Center
Site Plan Review
INFORMATIONAL

Marilyn Cohen recused herself as she is on the Board of the Chatham Synagogue.

Janina Deppe, President of the Synagogue, and Joel Merker discussed the need for a 17ft by 35ft addition to the West side of the existing structure. Mr. Merker stated that all setbacks are in accordance with the Town of Chatham's requirements. When asked about whether or not the existing parking area would be sufficient Mr. Merker stated that membership has actually decreased and there are no new members people coming in. Mr. Merker reminded the Board that the Synagogue parking issue was previously addressed by the Board who, at that time, allowed a letter from the Methodist Church in Chatham Center as sufficient documentation for extra parking space if needed. No extra lighting of any kind will be expected for this project. There will not be a need for further bathroom facilities as they are just adding square footage. Tal Rappleyea is requiring that a maximum occupancy be placed on the final maps. Tony Ooms moved to set this

project for public hearing next month and Aven Kerr seconded. This passed.

Chairman Cohen returned to the meeting.

Donald Oakes Route 203 and Dowdy Road
Subdivision Request
INFORMATIONAL

James Tomaso represented Mr. Oakes and presented the Board with maps showing how Mr. Oakes would like to change the common boundary between the two parcels. Parcel one would become 5.486 acres and parcel two would become 31.014 acres. This would result in splitting the two existing ponds. When asked how the area between the ponds would be maintained Mr. Tomaso said a mower would be able to be driven across the existing bridge allowing maintenance of the area between the pond and parcel one.

Chairman Cohen requested that a letter be sent to the Board from the Town of Ghent recognizing the change in the boundary line, even though all of the area affected by this subdivision lies solely in the Town of Chatham.

Tony Ooms moved and Dorothy Mackerer seconded having the project go to public hearing next month. This will be contingent upon receipt of the letter from the Town of Ghent as well as the deeds of the property for Tal Rappleyea to review.

Elaine Weinheimer Lundy Lane Old Chatham
Subdivision Request
INFORMATIONAL

Cindi Elliott represented Elaine Weinheimer and submitted maps depicting the subdivision request. Mrs. Elliott explained that Mrs. Weinheimer wishes to subdivide part of her property for estate planning purposes. The property has an driveway cut. The new Lot (3) would encompass a house and garage and the stream would be the boundary. Mrs. Elliott submitted the pinning letter and asked the Board to waive the need for any perc tests. Tal Rappleyea agreed with the stipulation that a note be placed on the maps stating that there would be "no right to construct with approval of the maps". The property is located in both the Town of New Lebanon and the Town of Chatham. Since nothing will change in the Town of New Lebanon, Mrs. Elliott is requesting the Town of Chatham send a letter to the Town of New Lebanon stating that the Town of Chatham is the Lead Agency in this matter.

Tony Ooms moved and Donna Staron seconded that no perc tests will be needed as long as it's stated on the maps. This carried.
It was decided that deeds of the property will also be needed. Tony Ooms moved and Dorothy Mackerer seconded that this project be set for public hearing next month. This carried.

Abbi Yaghoubi Pitt Road Old Chatham
Subdivision Request
INFORMATIONAL

Cindi Elliott and Ken Blass represented Mr. Yaghoubi. Mr. Blass presented the Board with maps showing the lot line which Mr. Yaghoubi would like removed, thereby giving Mr. Blass enough road frontage for a possible subdivision. The Board will need to have the deeds to the property. Mrs. Elliott asked that the Board waive perc tests on the remaining lands as the test was done in 1993. She also asked that if the next project of Mr. Blass goes to public hearing that one letter be sent to adjoining land owners covering both projects, (Yaghoubi and Blass). At this point of the meeting this project was tabled in order to move on to the Blass subdivision. Tony Ooms moved to waive the perc tests and Dorothy Mackerer seconded. This passed.

Ken Blass Intersection of Drown and Pitt Road Old Chatham
Subdivision Request
INFORMATIONAL

Mr. Blass presented the Board with maps showing how he wishes to divided the property into different lots. Lot one is where the business is currently located and is 6.42 acres. Lot two is 43.15 acres of vacant land. Lot three is 10 acres of vacant land. Mr. Blass wishes to sell Lots two and three. Both of these lots have had perc tests. Paul McCreary expressed concern about the NYS DEC wetlands across the street from the property. Mrs. Elliott said that there is no lateral wetlands coming across the street and further stated that she would include a note on the maps with regard to this. Ie: any disturbance over 1 acre would warrant notice of intent and any disturbance over 5 acres would warrant full SPEDES

The driveway cut for lot one is existing. Lot two also has an existing driveway cut granting easement to the adjoining landowner. Lot three requires a visit by the Town Highway Superintendant, Joe Rickert who will look into driveway cut possibilities. Paul McCreary asked where Mrs. Elliott got the location information for the wetland area. Mrs. Elliott said she used DEC maps and added that she would include a note stating no other lot will be created south of Drowne Road that

would have buildings on it. She would declare this area a "NO BUILD ZONE". The Board needs a letter from Joe Rickert regarding the driveway location for Lot three. Deeds will need to be submitted as well as a title report dating back at least 40 years. Tony Oom moved and Donna Staron seconded to have this project set for public hearing next month. This passed. Tony Ooms moved and Donna Staron seconded to have the Yaghoubi project set for public hearing next month. This passed. Tony Ooms moved and Donna Staron seconded that one letter be sent to adjoining land owners covering both projects. This passed.

Michael Richards Boice Road
Subdivision Request
INFORMATIONAL

Mr. Richards is requesting that part of his property be given back to his parents who have property adjoining his. As a result of this subdivision his parents would have 130+ acres. The road frontage for his parents' property is on Boice Road.

The Board requires that the final maps show TOPAL lines, house and septic, and the names of adjoining land owners. The Board will also need the deed and title as well as pinning letters and a seal on the maps. Donna Staron moved and Aven Kerr seconded that this project be set for public hearing next month.

Donna Staron moved and Dorothy Mackerer seconded to adjourn the meeting. The meeting was adjourned at 8:30PM.

Marilyn Cohen, chairman

Respectfully submitted,

Gail Chamberlain, clerk