

**TOWN OF CHATHAM PLANNING BOARD
MEETING MINUTES**

**SEPTEMBER 11, 2012
FINAL COPY**

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Members Present:

Donna Staron
Tony Ooms
Wendy Carroll
Marilyn Cohen
Bill Bulick
Dorothy Mackerer
Aven Kerr
Tal Rapplelea, Town Attorney
Paul McCreary, Town Engineer

Public Present:

Victor Borghi
Joan Borghi
Jim Conners
Sumara Conners
Deborah Pierce

The September 11, 2012 Planning Board meeting was called to order at 7:00Pm by Chairman Cohen. The Pledge of Allegiance was recited. A 9/11 moment of silence was held as a gesture of remembrance and respect for those who lost their lives on that tragic day in our history. Tony Ooms moved that the meeting minutes from the August meeting be approved. This was seconded by Donna Staron and carried.

**AARON GAYLORD – NEW CONCORD ROAD
SUBDIVISION REQUEST – PUBLIC HEARING**

Aaron Gaylord submitted maps to the Board along with the pinning letter and postal receipts from the adjoining property owners within 500 feet. The reasons for the subdivision request were reiterated. The Town Engineer, Paul McCreary, asked for the wetland map from the New York State Department of Environmental Conservation that shows the location of the septic system on the property. Mr. McCreary stated that the Board needs the plan from the Department of Environmental Conservation that shows the soil erosion and sedimentation control. Aaron submitted this map. Mr. McCreary advised that the Town of Chatham’s Building Inspector should have the drawings as well as the actual permit from the Department of Environmental Conservation.

The Public Hearing opened at 7:15PM. Sumaya Conners, an abutter to the property, asked Mr. Gaylord what plans he has for the eight acres. Mr. Gaylord said that he has no plans. Another abutter, Victor Borghi, expressed concern over the beaver dam located on the property. Mr. Borghi stated that the property line would cut into the wetlands considerably. Mr. Gaylord said that the Department of Environment Conservation would not allow any operations within 100 feet of this line. This satisfied Mr. Borghi’s concern. Sumaya Conners asked about the location of the septic in relation to her septic. Mr. McCreary stated that there are no restrictions governing the separation between septic systems and added that there are restrictions as far as how close wells are to septic systems.

The Public Hearing closed at 7:20PM.

Donna Staron reviewed the Short Form SEQRA application, which shows no significant 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 was reviewed. 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 long or short-term effects identified. Since this is the case, Ms. Staron moved that there is no significant adverse environmental impact with this project, and should be accepted. Bill Bulick seconded the motion and it carried unanimously. Bill Bulick moved and Donna Staron seconded to approve this subdivision with the qualification that the Department of Environmental Conservation wetland maps of the property showing the site plan for the septic be submitted prior to the stamping of the maps. This carried.

Marilyn Cohen, Chairman

Respectfully Submitted ,

Gail Chamberlain