

**TOWN OF CHATHAM PLANNING BOARD
JANUARY 12, 2010**

**FINAL COPY
MEETING MINUTES**

Members Present:

Jack Schultz, Chairman
None
Dorothy Mackerer
Tony Ooms
John Hanna
Donna Staron
Bill Bulick
Tal Rappleyea, Atty.
Paul McCreary, Engineer

Members Absent:

Public Present:

David Raihofer	Paul Raihofer
Claire Powell	Virginia Perry
Don Perry	Rich Gochman
Don Hegeman	

The January 12, 2010, Planning Board meeting was called to order at 7:00PM by Chairman Jack Schultz. The Pledge of Allegiance was recited. Mr. Schultz read a letter of resignation to the Planning Board from Maria Lull, who is now serving as a Councilwoman on the Town Board. Donna Staron has been appointed deputy chairman of the Planning Board. Interviews for the open position have been held and should be filled shortly. Tony Ooms moved and Dorothy Mackerer seconded that the minutes from the November meeting be approved. John Hanna recused himself from voting on the portion of the minutes referencing the Shaker Museum subdivision. All other members adopted the aforementioned minutes. The clerk announced that she would keep the members informed on any continuing education opportunities that are available.

Mary Raihofer
Subdivision request- CR 28
INFORMATIONAL

Paul Raihofer is representing his sister, Mary. This project had to go to the Zoning Board of Appeals regarding the lot-line. This was settled at the December ZBA meeting which is allowing all of the applicant's property to fall in the H-1 zone. With this approval, the applicant is now ready to subdivide the property. The parcel with the farmhouse that is being renovated will be 2.7 acres and the other two parcels will be 1.92 and 1.74 acres respectively. All requirements for setbacks have been met; the DOH has approved the septic areas. This document was read into the record by Chairman Schultz. The Department of Transportation has granted two driveway permits. The Board reviewed the map. Atty. Rappleyea asked whether the DOH mentioned any potential negative impacts to the neighboring properties. Mr. Raihofer stated that they didn't and that the soil is in good condition. Engineer McCreary asked if the intent was to build two 3-bedroom homes, to which the applicant responded in the affirmative. John Hanna mentioned that if someone wanted to argue against this proposal, they would have to provide substantial information to negate this DOH report. Chairman Schultz added that he had spoken to someone who said that the soil in this area was excellent. Atty. Rappleyea stated that the final maps need to have a note reflecting the zone change on the property. He said he would be willing to speak to the surveyor if there is any question about the language to be used on the map. The Public Hearing was set for the February meeting. Since there are people from the neighborhood with some concerns, Mr. Raihofer stated that he would be glad to answer any questions.

Claire Powell, who owns property across the road, asked if the DOT had given actual approval to the driveways. They have. One of those driveways is directly across from their existing driveway,

and she is concerned about the free flow of the run off crossing the road and going into the existing garage. Mr. Raihofer stated that there is a ditch and a drainage area, or a swale could be put in. He will ask the County to clean the pit that is there so it will drain properly. Ms. Powell also stated that this is a bad section of the road for sight view. The DOT felt that it was acceptable. Chairman Schultz stated that one can't have runoff going across the road. Mr. Raihofer said that the County will be present when this driveway is put in. Ms. Powell asked about the building envelope. Mr. Raihofer said it could be a bit smaller. Ms. Powell wondered whether it would be wider than it is, to which the applicant responded in the negative. She wondered if other items, such as a shed or a swimming pool could be put in. As long as zoning requirements are met, yes, anything else can go in. Ms. Powell stated that she would prefer to see just one house going in. Mr. Raihofer stated that this was one of the considerations, as was subdividing into 4 parcels, and they settled on two additional homes.

Don Perry, who lives on the corner of Silvernail Rd., stated that he is concerned about the water. He already has had two wells that have failed, and adding two homes will cause the septic densities to be greater. He wondered in which direction the bedrock slopes, what the plan is if the wells fail. Mr. Raihofer stated he would either dig deeper or not build. He also noted that chloroform comes from vegetation, etc, and that everyone has it present. Mr. Perry stated that it could lead to other problems, and that he feels that it is present because of the agricultural wastes. He expressed concern as to how deep a well would have to be for good water and who would bear this expense.

Dorothy Mackerer moved and Donna Staron seconded that the meeting be adjourned. This carried. The meeting ended at 7:38PM.

Jack Schultz, chairman

Respectfully submitted,

Marilyn Cohen, clerk