

**TOWN OF CHATHAM PLANNING BOARD July 12, 2011**  
**MEETING MINUTES Final Copy**

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**Members Present:**

Marilyn Cohen, Chairman  
Donna Staron, Deputy Chair  
Tony Ooms  
Aven Kerr  
Dorothy Mackerer  
Bill Bulick  
Wendy Carroll  
Paul McCreary, Engineer  
Anthony Buono, Town Attorney

**Members Absent**

None

**Public Present**

William Wallace  
Rick Newton  
Ken Blass  
Victoria Blass  
Lisa Connell  
Karen Blass  
James Buckley

The July 12, 2011 Planning Board meeting was called to order at 7:00PM by Chairman Marilyn Cohen. The Pledge of Allegiance was recited. Chairman Cohen welcomed our newest member, Wendy Carroll. Chairman Cohen announced the upcoming seminar at Albany Law School. Any members who attend will notify Gail, Planning Board Clerk, so the member will get the time added toward their mandatory yearly education requirement.

Tony Ooms moved and Bill Bulick seconded to approve minutes from the May, 2011 meeting. This carried.

East Chatham Fire Company  
Public Hearing for Site Plan Review  
Rick Newton and William Wallace/representatives

This project went before the Zoning Board of Appeals at their June, 2011 meeting at which time a setback variance permit was issued. The Fire Company is now asking the Planning Board for a site plan review regarding plans to build a new building to house their fire trucks and equipment. Floor plans for the new building were submitted for the Board to review. Rick

Newton pointed out the new building will be two stories and will be built to match the existing building. The driveway will remain the same, and the parking will be an extension of the existing.

At 7:07 Donna Staron moved and Aven Kerr seconded opening the Public Hearing. There were no comments. The Public Hearing closed at 7:08PM. Chairman Cohen stated that one resident had come to the Town Hall showing some concern regarding the restroom and whether or not it would be handicapped accessible. Rick Newton said that the restroom will be handicapped accessible and adhere to the building code. Chairman Cohen pointed out the Zoning Board of Appeals had found the SECRA so there was no need to have another one approved. Tony Ooms moved and Dorothy Mackerer seconded to approve the project. This carried.

Yasmeen Realty

Site Plan Review – tension fabric structure to board and train horses  
Ken Blass and Victoria Blass/ representatives

Ken Blass presented the Board with maps and pictures of the proposed project. Mr. Blass explained that the structure would be an expansion of a business owned by Yasmeen Realty and run by Victoria Blass. The building will be constructed of tension fabric with steel trusses and would not be visible by anyone in the neighboring area. The building would be 210ft long and 83ft wide and would house the horse arena, stalls, an office, and a restroom that will be handicapped accessible. Joseph Rickert, the Town Highway Supervisor is in the process of cleaning out the access area to get ready for a driveway and proper drainage. This needs to be completed prior to the issuance of a driveway permit. He had a couple of letters from adjoining property owners who approve of the project and he expects to have other similar letters available.

Tony Ooms highly suggested getting the building grounded.

Donna Staron asked if there is anything existing on the site at this moment.

Mr. Blass said that nothing is currently on the site.

Chairman Cohen asked why there is such a small amount of road frontage, pointing out that Yasmeen Realty would not be able to subdivide the property in the future if they ever desired to do so. The amount of acreage to subdivide is sufficient but the road frontage is lacking. Chairman Cohen expressed concern over the size of the driveway and whether or not an

emergency vehicle could access the property. Mr. Blass stated that the driveway would be large enough for horse trailers and therefore would be large enough to allow emergency vehicles to pass. Counselor Buono concurred.

Wendy Carroll questioned the potential clear cutting of 20+ acres and the erosion and runoff ramifications/concerns. She noted that in the code there were some regulations regarding cutting down trees over 8" in diameter. Chairman Cohen asked to have survey maps showing elevations and pointed out that they would need a permit because they would be disturbing more than 1 acre. Mr. Blass is in contact with certain agencies trying to find out if he can get an exemption from filing the SPEDES permit. The other problem the Board sees is the 1.3 acres that borders the site. This small piece of property, if purchased by Yasmeen Realty, would allow for a more user friendly driveway and would make it possible for a subdivision in the future as then there would be enough road frontage. Without the purchase of this piece of property the driveway is not straight and has an almost 90 degree bend that would be a troublesome swing for large vehicles.

Wendy Carroll asked about parking and restrooms. Mr. Blass said that there would be one restroom that is handicapped approved. He added that the percolation test has not been done yet. Town Engineer, Paul McCreary, told Mr. Blass that Yasmeen Realty need to prove to the Board the viability of what Yasmeen Realty wants to do. It was the consensus of the Board that the project is nowhere near ready for a Public Hearing. Mr. Blass said he would probably attend the next Planning Board Meeting on August 9 just so he could keep the Board apprised of the progress.

Fabian/Knight

Re-mapping of approved subdivision maps

Attorney Kleinbaum

Counselor Kleinbaum presented the Board with maps from 2007 that were signed and stamped. He pointed out that no changes had been made to the property but the copies of the maps that were supposed to go to the county were never sent and the time limit was past. Mr. Kleinbaum asked that the maps be re-stamped so copies could be sent to the county. Tony Ooms moved and Aven Kerr seconded to approve the re-stamping of the Fabian/Knight subdivision maps. This carried.

Bill Bulick moved and Aven Kerr seconded to adjourn the meeting. The meeting was adjourned at 8:26PM.

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Marilyn Cohen, Chairman

Respectfully submitted,

Gail Wessot, Clerk