

**TOWN OF CHATHAM PLANNING BOARD November 15, 2011**  
**MEETING MINUTES Final Copy**

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**Members Present:**

Marilyn Cohen, Chairman  
Donna Staron, Deputy Chair  
Tony Ooms  
Aven Kerr  
Bill Bulick  
Wendy Carroll  
Paul McCreary, Engineer

**Members Absent**

Dorothy Mackerer

**Public Present**

Ted Miner  
Lynn Cross  
Peter VanAlstyne

The November 15, 2011 Planning Board meeting was called to order at 7:00 PM by Chairman Marilyn Cohen. The Pledge of Allegiance was recited. Bill Bulick moved and Donna Staron seconded to approve minutes from the October, 2011 meeting. This carried.

Chairman Cohen thanked all of the Board Members for completing the required hours of continuing education needed for this year. Chairman Cohen gave a heads-up regarding a subdivision request by Jerry Bilinski for property in North Chatham and also a subdivision for Tom Meyn's property in East Chatham.

Ted Miner/Lynn Cross property on Hunt Club Road  
Subdivision Request – Public Hearing

Peter VanAlstyne submitted the required postal receipts from neighbors bordering the property within 500 feet and two copies of the pinning letter. Mr. VanAlstyne also added the required verbiage on the final maps with regard to sediment and erosion control. Tal Rappleyea had reviewed the legal papers and found them to be in order. All other requirements have been met.

The public hearing opened at 7:12 and closed at 7:14.

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 carried.

Bill Bulick moved and Tony Ooms seconded to accept the proposed subdivision. This carried.

Chairman Cohen asked Wendy Carroll to explain the Environmental Conservation's Community Outreach Program. Wendy Carroll spoke about the program and suggested that it may be a good idea for the Planning Board to consider as another resource. In her opinion, this program would help to make applicants aware of possible ramifications of their project on the environment. With this in mind the Planning Board could possibly come up with an alternative method that would allow the applicant to complete his/her project with little or no negative impact on the land. The fact that the program is free right now was another point made by Ms. Carroll. The Department of Environmental Conservation, DEC, looks at all maps, ie: wetlands, bedrock, etc. This would not entail going onto private property. Ms. Carroll submitted a "sample" of one of the results submitted to the town of Hillsdale. Ms. Carroll also mentioned that she would be willing to gather the information and represent the Board with this project. Paul McCreary said that this program came about mainly as the result of people who were not happy with having to talk to several different departments and different people for answers to their questions. Mr. McCreary added that this program would act as a compendium that overlooks ALL issues, adding that he would be in favor of the Planning Board using it as another resource. Chairman Cohen moved and Aven seconded to have Wendy Carroll represent the Planning Board with DEC in pursuing this program.

Donna Staron moved and Chairman Cohen seconded to adjourn. The meeting was adjourned at 7:42PM.

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Marilyn Cohen

Respectfully submitted,  
Gail Chamberlain, clerk