

TOWN OF CHATHAM PLANNING BOARD October 11, 2011
MEETING MINUTES Final
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Members Present:

Marilyn Cohen, Chairman
Donna Staron, Deputy Chair
Aven Kerr
Dorothy Mackerer
Bill Bulick
Wendy Carroll
Paul McCreary, Engineer
Tal Rappleyea, Town Attorney

Members Absent

Tony Ooms

Public Present

William Stratton
Lynn Cross
Ted Miner
Daniel Russell
Peter VanAlstyne

The October 11, 2011 Planning Board meeting was called to order at 7:00PM by Chairman Marilyn Cohen. The Pledge of Allegiance was recited.

Dorothy Mackerer moved and Donna Staron seconded to approve minutes from the September 13, 2011 meeting. This carried.

William Stratton

Site Plan Review (Lot Line Adjustment) Highland Road
Public Hearing

Daniel Russell, surveyor, submitted maps and postal receipts.

The Public Hearing opened at 7:09PM. There were no comments. The Public Hearing closed at 7:09PM.

Chairman Cohen reviewed the subdivision checklist and confirmed that all requirements had been met.

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, Bill Bulick 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 Dorothy Mackerer and carried. Aven Kerr moved and Bill Bulick seconded to approve the project. This carried unanimously.

Subdivision, (lot line adjustment), - Hunt Club Road
Site Plan Review - Informational
Ted Miner/Lynn Cross representatives

Peter VanAlstyne, surveyor, submitted maps showing the proposed two lot subdivision along with a copy of the Deed of Conservation Easement. The Planning Board also received a letter from Highway Superintendent Joseph Rickert approving the proposed driveway cut. Much discussion revolved around the issue of land disturbance as this land is on Conservancy property. Paul McCreary pointed out the if more than one acre is disturbed it will require soil erosion and sedimentation control. The Town Engineer, Paul McCreary, expressed concern over the language of the Conservancy as far as clearing of land. Chairman Cohen questioned the height of the proposed building site in relation to the lay of the land. The Planning Board is in a position of keeping the esthetics of the Town intact, and one way is to try to ensure that structures are not placed on the highest point of the property. (hill topping) After reviewing the maps a higher piece of land does lie adjacent to the proposed building lots.

Ted Miner expressed a desire to change the subdivision to a three lot instead of the two lot that he initially requested. This results in the Board needing new maps showing the proposed three lot subdivision along with information regarding the acres of disturbance written on the maps. In order to make the deadline for the Board's November 15, 2011 meeting these will have to be submitted by November 5, 2011.

This project has been set for Public Hearing pending receipt of the new maps.

Aven Kerr moved and Dorothy Mackerer seconded to adjourn. The meeting was adjourned at 8:10PM.

Marilyn Cohen, Chairman

Respectfully submitted,

Gail Chamberlain

