

**TOWN OF CHATHAM PLANNING BOARD
FEBRUARY 9, 2010**

**FINAL COPY
MEETING MINUTES**

Members Present:

Jack Schultz, Chairman
Dorothy Mackerer
Tony Ooms
John Hanna
Donna Staron
Marilyn Cohen
Bill Bulick
Tal Rappleyea, Atty.

Members Absent:

Public Present:

Rich Gochman
Claire Powell
Irene Huston
Rita Lavery
Jerry Mohr
Don Hegeman
Henry Swartz
Ron Ooms
David Raihofer
Paul Raihofer

The February 9, 2010 Planning Board meeting was called to order at 7:02PM by Chairman Jack Schultz. The Pledge of Allegiance was recited. Chairman Schultz welcomed Marilyn Cohen to the Planning Board. Tony Ooms moved and Dorothy Mackerer seconded that last month's meeting minutes be approved. This carried.

Mary Raihofer
Subdivision request – CR 28
PUBLIC HEARING

Paul Raihofer submitted maps to chairman Shultz and board members. Postal receipts were also submitted and reviewed. All adjoining property owners were duly notified of subdivision request. In addition a letter from the Health Department was reviewed and filed.

At 7:10 P.M. Tony Ooms moved and Dorothy Mackerer seconded to open the public hearing. Claire Powell expressed concern about any possible drainage issues. Paul Raihofer assured that DOT would be following through with the county on any issues regarding drainage, as it is the county's responsibility to clean out sluices. Mr. Raihofer also added that the driveway cuts had been approved by the county and stated that the driveways would all be lower than the highway, and, therefore would not drain onto the main road.

John Hanna commented on the septic densities that were of concern at the previous planning board meeting. Chairman Shultz. said that the County Specification on the Septic systems would have to be followed and that the

spec showed that the soils of the area allowed for a minimal standard leach bed system. He also pointed out that the properties with concerns were at higher elevations than the proposed residences. The public hearing was closed at 7:16 P.M. 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, John Hanna moved and Tony Ooms seconded that there is no significant adverse environmental impact with this project, and should be accepted. This was unanimously approved. Bill Bulick moved and Tony Ooms seconded that the subdivision be accepted. This carried unaminously.

Rita Lavery
Site Plan Review
Home Occupation Permit Request – Rt. 66 Malden Bridge
INFORMATIONAL

Rita Lavery submitted a request for permission to hold cooking classes at her home 3 times a week. Each class would have an attendance of a maximum of 10 people. Mrs. Lavery also asked to be able to have up to 4 people overnight in order to accommodate those who came from any great distance for the classes. Town Attorney Tal Rappleyea expressed a concern about the need for additional outdoor lighting or storage space. Counselor Rappleyea explained the possible problems associated with both the lighting and the storage as pertaining to neighbors. If any lighting was to be added, Counselor Rappleyea told Mrs. Lavery that the light heads would have to have covers that diverted the light downward so as not to be offensive to any of the neighbors. Mrs. Lavery stated that there would be no additional lighting or any outdoor food storage and, additionally, if any lights were to be added they would be the unobtrusive type of pathway lights. Donna Staron asked Mrs. Lavery if there are plans for a sign or any modifications to the existing house. Mrs. Lavery stated there are no plans for modifications to the home or installation of a sign related to this endeavor. A public hearing is set for March 9, 2010.

At 7:38 P.M. Marilyn Cohen moved and Donna Staron seconded to close the meeting. This carried.

Respectfully submitted,

Jack Schultz, Chairman

Gail Wessot, Dep. Clerk

