

**TOWN OF CHATHAM PLANNING BOARD
JULY 13, 2010**

**FINAL COPY
MEETING MINUTES**

Members Present:

Marilyn Cohen, Chairman
Dorothy Mackerer
Bill Bulick
Tony Ooms
Donna Staron
Aven Kerr
Tal Rappleyea, Atty.
Paul McCreary, Engineer
John Hanna

Public Present:

Frederick Haley
Adrianus Ooms
Byron Clough
Tim Ooms
Don Hegeman
Tony Morgan
Cindi Elliott

The July 13, 2010 Planning Board meeting was called to order at 7:00PM by Chairman Marilyn Cohen. The Pledge of Allegiance was recited. Tony Ooms moved and Donna Staron seconded that last month's minutes be approved. This carried.

Rick Stever
Subdivision request - Albany Turnpike
INFORMATIONAL

Rick Stever submitted maps to chairman Cohen and board members. Mr. Stever stated that the perc tests have been done on the property and that the report will be forthcoming with the final maps. Chairman Cohen explained to Mr. Stever that this would have to be done prior to the public hearing and that the location of the septic that is on the existing lot should also be shown on the map. In addition, the pinning letter stating that pins have been set needs to be submitted. Mr. Stever will be contacting Joe Rickert, Highway Superintendent for the Town of Chatham, to help ascertain the location of the driveway cut.

John Hanna requested that if the "hatched" area on the map is not related to Mr. Stever's lot that it be taken off of the map.

Tony Ooms mentioned that all abutters within 500ft of the property should be shown on the map.

Chairman Cohen questioned whether or not topography lines were needed. Bill Bulick motioned that the lines be waived but John Hanna stated that he will do a drive-by in order to satisfy any concerns before agreeing to a waiver.

Chairman Cohen reminded Mr. Stever that a copy of the deed will be needed for our attorney.

The public hearing is set for August 10, 2010 at 7:00PM.

Tim Ooms
Site Plan Review - compost facility
Hartigan Road
INFORMATIONAL

Tony Ooms recused himself as he is related to the applicant.

Tim Ooms was accompanied by Byron Clough who is the full time employee of the facility and has credentials that qualify him to answer questions regarding the operation of this type of composting.

Tim Ooms submitted maps to the chair and board members. Mr. Ooms also handed out written material explaining the composting process. All the buildings located on the site are existing. Chairman Cohen asked how much traffic would be resulting from this composting operation. Mr. Clough stated that the months of April, May, and June would be much heavier than other months of the year. He added that he did not feel that there would be more than 6 - 8 trucks per day. There are two employees at this time and no additional employees would be needed. When asked about signage, Mr. Clough said there is no need for any signs, nor are any existing at this time. Mr. Clough added that the composting operation would only be done during daylight hours which would alleviate any worry concerning lighting.

Paul McCreary asked about the topography on the site. Mr. Clough said that it is mostly shale and the facility is located on level ground. He stated that there would be minimum runoff and added that there has been no runoff since they have been there. When Paul McCreary asked where the silage went Mr. Clough explained that it gets stored to keep dry. (a maximum of 200-300 yards) He also said that, when composted correctly, it is done within 24 hours.

Bill Bulick asked if Mr. Ooms kept inventory. Mr. Clough said yes. He keeps track of the amounts of the ingredients that are needed for the process.

Chairman Cohen asked about expansion. Mr. Clough said it would not go beyond 3,000 yards at any given time.

Dorothy Mackerer asked about the size of the trucks involved. Mr. Clough said there would be approximately 50 tractor trailers per year.

John Hanna wanted to know if all the trucks came from Rock City Road. Mr. Clough said that the bulking agents are from Rock City Road but added that it is probably equal between Rt. 295 and Rock City.

John Hanna moved and Dorothy Mackerer seconded that the public hearing be set for August 10, 2010.

Robert and Joyce Baum
Subdivision
Cty Rt 13/Town of Chatham and Town of Lebanon
INFORMATIONAL

Mr. Frederick Haley, Land Surveyor, requested that the Town of New Lebanon be the lead agency for the lot line adjustment for the property on County Route 13 that lies in both the Town of Chatham and the Town of New Lebanon. Mr. Haley pointed out that the Town of Chatham portion of this property does not have road frontage or buildings. Mr. Haley said that there would be no possibility of homes being built on the Chatham portion of the property because the property is not buildable.

John Hanna's concern is that the Town of New Lebanon may, in the future, landlock the Chatham property. John Hanna suggested having a stipulation stating that this property would continue to be accessible to County Route 13 and therefore never be landlocked.

Counselor Tal Rappleyea suggested the Town of New Lebanon be lead agency for the SEQRA review and the Town of Chatham complete the subdivision, as per our town's regulations. Counselor Rappleyea stated that the subdivision would be contingent upon New Lebanon's SEQRA approval.

The public hearing for the subdivision is scheduled for August 10, 2010.

Tony Morgan
Subdivision- Less Traveled Rd./Cty. Rt. 9
INFORMATIONAL

Cindy Elliott, surveyor, accompanied Mr. Morgan to the meeting and spoke to the board about Mr. Morgan's desire to subdivide his property giving him the ability to perhaps build two houses off of the above-mentioned road located in East Chatham off CR-9. The question was brought up as to whether or not Less-Traveled Road met the private road requirements since it is privately maintained. Counselor Rappleyea assured everyone that the specifications designated in the Town of Chatham code were being met, and that Less-Traveled Road is a private road. The Board asked for assurance that no more than two houses would be constructed on this property, and that the driveway would be common-use for these houses.

John Hanna's concern was that there wouldn't be access to route 9. Cindy Elliott stated that Less-Traveled Road would end at route 9. John Hanna was also concerned about water running off the roadway which the town engineer, Paul McCreary addressed, saying that several culverts have been added. Engineer Paul McCreary will be looking over the topography and drainage.

John Hanna agreed that using the common driveway approach would alleviate any possible legal issues as well as engineering issues.

Chairman Cohen asked to have the map re-created with what needs to be on it.

John Hanna asked how much traffic was typical for the Less-Traveled Road. Mr. Morgan stated that people from existing homes have access to the road, and that five separate parties would be using 600 feet of Less-Traveled Road.

In light of the fact that there will be a need for new maps, and that the town Engineer Paul McCreary will do a site visit to ascertain the topography and drainage, Cindy Elliott decided that the Planning Board Meeting in August would be too soon and that she and Mr. Morgan would probably work at getting on the schedule for the September meeting.

At 8:30 P.M. John Hanna moved and Aven Kerr seconded to close the meeting. This carried.

Marilyn Cohen, Chairman

Respectfully submitted,

Gail Wessot, Clerk