

**TOWN OF CHATHAM PLANNING BOARD  
MEETING MINUTES**

**December 10, 2013  
Final Copy**

**Members Present:**

Donna Staron  
Bonnie Schoonmaker  
Marilyn Cohen, Chairperson  
Paul McCreary, Engineer  
Tony Ooms  
Aven Kerr  
Dorothy Mackerer  
Wendy Carroll  
Tal Rappleyea, Town Attorney

**Public Present**

Gary Smith  
Jenny Smith  
Richard Sardo  
Cynthia Elliott

The December 10, 2013 Planning Board meeting was called to order at 7:00PM by Chairperson Marilyn Cohen. The Pledge of Allegiance was recited. Chairperson Marilyn Cohen acknowledged Dorothy Mackerer who is retiring from the Planning Board. Deputy Chairperson, Donna Staron motioned to approve the November minutes. Tony Ooms seconded the motion and this carried.

**LAURIE GRAFF-SUBDIVISION REQUEST, ROCK CITY ROAD  
INFORMATIONAL**

Cynthia Elliott, representing Ms. Graff, presented the Board with maps showing 57.8 acres which Ms. Graff would like to subdivide into two parcels. Ms. Elliott stated that there would be a percolation test done on lot 2, (22.62 acre vacant lot), very soon. She also stated that she would provide a pinning letter, topographical lines on new maps, and a note on the maps stating that any other entrance/driveway would have to have the approval of the Town Highway Superintendent, Joe Rickert. The deed from 1972 will also have to be provided per Tal Rappleyea. Lot 1, (with existing house), would end up being 35.22 acres as a result of the subdivision. Paul McCreary noted that the driveway for lot 2 would exceed 500 ft and thereby would require turnouts as well as a turnaround at the

end of the driveway, per the 2010 fire code. Mr. McCreary also noticed marsh symbols on the map which he said could reflect regulated wetlands. Ms. Elliott stated that there would be no disturbance, adding that she would look at the National wetland mapper and show wetlands on the map so that the buyer would be aware of the location. Ms. Elliott will also add a storm water note on the map, along with an NOI will also be placed on the map. The Public Hearing was set for the January meeting pending the stipulations set forth, as previously noted, by the Board are met.

BEHN/SMITH – SUBDIVISION/LOT LINE ADJUSTMENT  
ROUTE 66  
INFORMATIONAL

Maps were submitted to the Board showing a reconfiguration of a lot line that divides the property. This is basically just moving the previously approved subdivision line a few feet. The deed was submitted as well as the SEQR. Mr. Smith stated that there would be no disturbance to the land. The Board requested 6 additional copies of the maps, a pinning letter, postal receipts to show that neighbors within 500 ft of the property were notified of the lot line adjustment, and a letter from Joe Behn stating that he approves of the lot line adjustment. The Board will also need the \$150 application and plat fee. The Public Hearing was set for the January meeting.

Chairperson Marilyn Cohen updated the Board on the status of the PS21 project that is currently before the Zoning Board of Appeals stating that PS21 submitted a new idea for the structure. She added that PS21 would probably have to come before the Planning Board with this information.

Deputy Chairperson Donna Staron moved to adjourn the meeting and Aven Kerr seconded the motion. This carried. The meeting was adjourned at 8:10PM.

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Marilyn Cohen, chairperson

Respectively submitted,

Gail Chamberlain, clerk

