

**TOWN OF CHATHAM PLANNING BOARD  
MEETING MINUTES**

**February 12, 2013  
Final Copy**

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**Members Present:**

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

**Public Present:**

Cindy Elliott  
Mitchell Khosrova  
Sally Simmons  
David VanDerSande  
Scott Longstreet

The February 12, 2013 Planning Board meeting was called to order at 7:00PM by Chairperson Marilyn Cohen. The Pledge of Allegiance was recited. Tony Ooms moved that the meeting minutes from the January meeting be approved. This was seconded by Donna Staron and carried.

Chairman Cohen welcomed Bonnie Schoonmaker as a new member of the Planning Board. This would be effective after the next Town Board meeting. Chairman Cohen also reminded the members of the upcoming New York Planning Federation conference. Wendy Carroll added that there is also a Land Conservancy conference in March at Columbia Greene Community College. This will also be sent to the members in an email.

**MITCHELL KHOSROVA – SUBDIVISION (LOT LINE ADJUSTMENT)  
RAUP ROAD  
PUBLIC HEARING**

Mr. Khosrova submitted copies of the new maps along with postal receipts, the pinning letter, deeds, and a letter from his neighbor giving him authority to represent them. Tal Rappleyea found no problem with the deeds. The Public Hearing opened at 7:08PM. There were no comments. The Public Hearing closed at 7:08PM. Deputy Chairman 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, (Lot Line Adjustment). This was seconded by Tony Ooms and carried. Aven Kerr moved to approve the subdivision and Dorothy Mackerer seconded. This carried. As a note for any future changes to these parcels, it has been determined that there has been no change in the number of parcels, so this project should not be considered in any lookback.

SALLY SIMMONS & DAVID VANDERSANDE – SUBDIVISION (LOT LINE ADJUSTMENT)  
DEPOT LANE  
INFORMATIONAL

Ms. Simmons presented the Board with maps and photos along with legal papers, and a letter from the neighbor giving her and Mr. VanDeSande permission to represent them. Tal Rappleyea approved the legal papers. The letters to the abutting neighbors were already sent. Ms. Simmons stated she wants to move the boundary line next to her bilko doors 3.5 feet back so as to give her easier access to her basement and allow for lawn maintenance around the doors. Chairman Cohen announced that this project was presented to the Zoning Board of Appeals and is pending approval for an area variance. This will be set for Public Hearing pending the approval of the variance.

DAVID LASKIN – REQUEST FOR MODIFICATION ON RECENTLY APPROVED LOT LINE ADJUSTMENT  
DALEY ROAD

Cindy Elliott as representative for Mr. and Mrs. Laskin, presented the Board with new maps depicting the modification. Ms. Elliott explained that Jean Laskin decided that she did not want to sell the 8.9 acres as approved by the Board in December. She would like to sell 6.14 acres. There will be no change to any environmental impact, as originally found by the Board at the December meeting. This will be considered as being the same minor subdivision and the Board exercises its right

per 170.25 of the Town Code. Donna Staron moved and Tony Ooms seconded to approve this subdivision (lot line adjustment). This carried.

SCOTT LONGSTREET  
MUSIC AND ARTS FESTIVAL-HIGHLAND ROAD

Counselor Longstreet requested to speak to the Board regarding a music and arts festival which would be held during the summer of 2013 to find out what the Board would be asking of him as far as Town requirements. The property where this venue would take place is located behind the Solaqua/Kling facility. To access this property it would entail crossing the CSX Railroad Crossing and a creek which would lead to the camping area. The road to this camping area is dirt. Tony Ooms asked where the test wells, (holding chemicals), are located, adding that this could present a possible hazard to attendees. Wendy Carroll stated that her concern was for safety of the attendees giving specific mention to the Railroad Crossing and she suggested having a CSX representative attend a Planning Board Meeting. Chairman Cohen stated that the Board would want a letter from CSX approving the entire plan. She expressed her concern over the ingress and egress and whether or not emergency vehicles would be able to get into the venue. Aven Kerr asked who would be underwriting the project and where the attendees would be coming from. Dorothy Mackerer stated that the test wells would be a Board of Health issue and added that she considers the venue a liability. Paul McCreary suggested the Board consider the following: the Columbia County Department of Health fee/permit for mass gatherings, how to deal with water and sanitation, security, parking, Railroad bridge inspections and the probability of the need for Railroad flag people, permits for vendors, security checkpoint for alcohol being brought into the event. Mr. McCreary added that he believes that this event is doable but currently the Board does not have enough input to make an informed decision.

Chairman Cohen asked permission for the Board to enter the property to get a better understanding of the surroundings. Permission was denied. Chairman Cohen also wants our highway superintendant to have input into this as this festival will bring a large amount of traffic to Highland Road, as a secondary means of access for the vendors and performers.

Paul McCreary summarized **some** of the main concerns:  
Parking, (number of vehicles, day parking, staff parking)  
Directing traffic – coordinating with the Department of Transportation

Railroad coordination – safety  
Railroad protective liability insurance  
Department of Health and Public Safety  
Emergency Access  
Fire Safety Plan/security plan  
A list of rules & regulations while attending event  
Prevention of unauthorized attendance  
The town will need something in writing from the Fire Department,  
Police, etc.  
Soil Testing

Aven Kerr moved and Dorothy Mackerer seconded to adjourn. This carried. The meeting was adjourned at 9:03PM.

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Marilyn Cohen, chairperson

Respectfully submitted,

Gail Chamberlain, clerk