

case, Deputy Chairman Staron 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 Tony Ooms and carried. Aven Kerr moved to accept the site plan and Bonnie Schoonmaker seconded. This carried. Ms Lull submitted a check for \$150 which covered the application and approval fees.

MENEGIO – REVOCABLE LIVING TRUST – ROUTE 66
SUBDIVISION (LOT LINE ADJUSTMENT)
INFORMATIONAL

Jim Tomaso, surveyor, represented the applicant. He submitted maps to the Board, which included contour lines. The subdivision, (lot line adjustment), involves four family members and four parcels amounting to a total of 44+ acres. Mr. Tomaso explained that the purpose of the subdivision is to extend three of the property lines thereby giving each of the three owners more land. Two of the properties will be 10+ acres, one property will be 6+ acres, and one will be 7+ acres. All of the four properties will remain within the zoning guidelines of the Town of Chatham. There will be no changes to the existing driveway cuts, nor will there be a change in road frontage or setbacks. Mr. Tomaso pointed out that the driveway between the largest lot and one of the other lots will be blocked off which will eliminate the need for a right of way. Deeds will be submitted with the stipulation that there will be no new building lot. Town Attorney, Tal Rappleyea, noted that page two of the deed was missing, but added that the rest of the deed looked fine. Mr. Tomaso will be sending the missing page to Counselor Rappleyea. Town Engineer, Paul McCreary, found no issues. The Public Hearing is set for the July 9 meeting. Mr. Tomaso submitted a check for \$175 which covers the application and Plat fees.

JOSEPH LAPIANA – SUBDIVISIONS – PITTS ROAD
INFORMATIONAL

Mr. LaPiana and surveyor, Peter VanAlstyne, submitted maps showing two subdivisions, which the Board suggested be re-submitted as two separate maps with each subdivision being represented with one map. The Board stated that this would avoid confusing the two projects. Mr. VanAlstyne agreed to do this. Legal papers were submitted and approved by Town Attorney Tal Rappleyea. Mr. VanAlstyne pointed out that percolation tests had been done in 1995, adding that the properties had been re-perked more recently. The map shows a 30

foot wide stretch of wetland on one of the parcels with a bridge spanning across for access to the building envelope. Paul McCreary pointed out that there are two different zones involved; R1 and R2. Mr. McCreary asked of the Department of Environmental Conservation had delineated the wetlands. Mr. VanAlstyne confirmed that the DEC had flagged it in 1990. Mr. McCreary suggested that re-flagging be done, and the applicant agreed. Mr. McCreary advised that the area of disturbance needs to be considered, as anything over 5 acres will require special permits. Mr. McCreary suggested that Mr. LaPiana check the Fire Code on the driveway, adding that a driveway over 500 feet will need a turnout for emergency vehicles. Highway Superintendent, Joe Rickert, specified a culvert for Lot 4 which is shown on the map. Public Hearing is set for application "A", (NE corner of Howes and Pitts Road), and application "B", (400 ft West of intersection of Howes and Pitts Road), at the July 9 meeting. Mr. Lapiana submitted \$300 which covers the application and Plat fees. Counselor Rappleyea would like to look at the Danzer file, (previous owner), to make sure there were no restrictions placed on the property as far as subdividing.

Wendy Carroll moved and Deputy Chairman Donna Staron seconded to adjourn. This carried. The meeting was adjourned at 8:10PM.

Marilyn Cohen, chairperson

Respectfully submitted,

Gail Chamberlain, clerk