

**TOWN OF CHATHAM PLANNING BOARD
MEETING MINUTES**

**July 8, 2014
Final Copy**

.....

Members Present:

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

Public Present

Nancy Jackson
Rusty Vazac

The July 8, 2014 Planning Board meeting was called to order at 7:00PM by Chairperson Marilyn Cohen. The Pledge of Allegiance was recited. Chairperson Cohen thanked Donna Staron, Wendy Carroll, Bonnie Schoonmaker, and all members for helping out in her absence last month. Chairperson Cohen also reminded everyone that there is a summer school session in Latham. Tony Ooms moved to approve the revised meeting minutes from the June 10, 2014 meeting. Donna seconded and this carried.

**NANCY VAZAC JACKSON – SITE PLAN REVIEW)
NEW CONCORD
INFORMATIONAL**

Paul McCreary stated that the septic is adequate. Ms. Jackson submitted new maps to the Board that reflected the following changes that were requested by the Board at the June meeting: zoning status, the location of the house with the proposed addition, parking, handicap space, down lights and sign, and the sign for the driveway. Chairperson Cohen mentioned that the Town does not allow signs that are lit. Ms. Jackson reiterated that the sign was not lit but that the lettering on the sign was reflective. Ms. Jackson also had the driveway permit from the town highway superintendent, Joe Rickert. She also mentioned that there would be a lantern on top of a 75-80" high post for added "subdued" lighting. The parking area lights will be on timers so as to eliminate any possible annoyance to neighbors. Pictures of the driveway were also submitted showing the pull off area that will accommodate a large vehicle as well as another car. Ms. Jackson stated that the nearest building to the parking area is a garage so there will not be any impact on neighbors from lights on cars. The entire schematic of the parking area shows little impact on neighbors. Chairperson Cohen asked if the building inspector, Walt Simonsmeier, had issued her a building permit. Ms. Jackson stated that he had not, but that she did receive a demolition permit, adding that this was the first thing to tackle

before building. She will be applying for the building permit when she is ready to start building. Chairperson Cohen asked Paul McCreary about the amount of disturbance with regard to needing a special permit. Mr. McCreary said that the area is less than one acre, therefore no special permit will be needed. Tal Rappleyea said that there is no need to send site plan to the county and added that the applicant has met all legal requirements. Mr. Rappleyea asked about garbage removal and storage. Ms. Jackson stated that they would be taking their garbage to the landfill. Mike Hart expressed concern about the amount of water that will be going through the culvert. Paul McCreary isn't predicting a lot of flow. Rusty Vazac stated that it is seasonal and that it's all gravel underneath. There was much conversation regarding the handicap access. The map shows adequate space for handicap parking as well as a drop off area. Mike Hart had comments regarding the maps. He pointed out that there is no scale on the maps. He also noted that the maps needed to have an engineer statement as to the elevations and what they were based on. Also, the entire piece of property is not shown on the maps and there needs to be a land surveyor signature on the 2nd map. Paul McCreary stated that the engineer can utilize the survey information but there needs to be a reference on the maps stating that the boundary and topographical information was taken by a survey performed by Plass, Rockefeller, and Nucci. This needs to be put on the maps with the engineer's signature. This, along with the scale, will necessitate an amended site plan. Wendy Carroll informed Ms. Jackson that the Board will need a photo proving that the Department of Environmental Conservation protected water body does not exist, even though the Environmental Assessment Mapper shows one on the property. Paul McCreary confirmed that the mapper is wrong in this case. Tal submitted the deed and right of way that he was given at last month's meeting stating that everything was in order for the Mickle subdivision. The Public Hearing was set for August 12, 2014.

Cathy LaPlante arrived with questions regarding subdividing her property. The Board suggested that she hire a surveyor and return with an application.

Respectively submitted,

Gail Chamberlain, clerk

Marilyn Cohen, Chairperson