

**TOWN OF CHATHAM PLANNING BOARD
MEETING MINUTES**

**June 10, 2014
Final Copy**



Members Present:

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

Public Present

Dan Russell
Nancy V Jackson
Rusty Vazac

Members Absent

Marilyn Cohen

The June 10, 2014 Planning Board meeting was called to order at 7:00PM by Deputy Chairperson Donna Staron. The Pledge of Allegiance was recited. Aven moved to approve the modified minutes from the May 13, 2014 meeting. Tony Ooms seconded and this carried.

**BILL JACKSON – SUBDIVISION (LOT LINE ADJUSTMENT)
ALBANY TURNPIKE
OLD CHATHAM
PUBLIC HEARING**

Dan Russell submitted the pinning letter and postal receipts from adjoining neighbors within 500 feet of the property. The Public Hearing opened at 7:09 PM. There were no comments. The Public Hearing closed at 7:10 PM. Wendy Carroll 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, Ms. Carroll 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. Aven Kerr seconded and this carried. Tony Ooms moved to approve the subdivision, (lot line adjustment), Aven Kerr seconded, and this carried.

NANCY VAZAC JACKSON – SITE PLAN REVIEW
NEW CONCORD
INFORMATIONAL

Ms. Jackson explained her intent to return to her childhood home in New Concord and open a 4 room bed and breakfast. The house will undergo some construction, however the actual bedrooms will be in the old house. The residence is near a historic district but has no historic designation at this time. Parking will be located off of Elliot road. The proposed Bed and Breakfast sign meets the Town's requirements. Potential additions would include parking arrows, and lights on the sign directed to sign only which would be as dim as possible. There will be a room that is handicapped accessible. This will require a designated parking spot. The mechanics of this will have to work out by the applicant. The applicant will do further research on this. The applicant stated that the surface for the parking area will be gravel, however the Department of Environmental Conservation does not consider gravel to be permeable. The applicant will do further research on this. Mike Hart asked about the new septic system location and stated that the site plan contours should be consistent. He added that the new site plan contours should show as 1 foot in areas of the new work, ie: parking and septic. Paul McCreary noted that storm water requirements will have to be met; therefore the area of disturbance needs to be placed on the site plan to determine total area of disturbance and if total area is over or under one acre. Mr. McCreary also stated that 2 foot contours would be adequate for the Board, as the cost of 1 foot contours would be more costly to the applicant. The Town Highway superintendent, Joe Rickert, has looked at and approved the proposed parking entrance. The applicant will get a letter from Mr. Rickert with regard to this. The applicant will also submit the approval letter from the County for the septic. Deputy Chairperson, Donna Staron, asked about the well on the property and it will accommodate the extra people. When asked about exterior lights other than signage, the applicant stated that there will be no other lights. The Board directed the applicant to put lights and signage on the site plan. The applicant will provide information regarding walkway lights and submit this to the Board along with the location of these lights on the revised site plan. Paul McCreary pointed out that the drawing reflected a proposed living fence, but in reality a hedge row exists. Mr. McCreary expressed concern about the impact the lights would have on any of the neighbors. The Board requested the following additional information on the site plan from the applicant: 2 foot contours in all areas of disturbance, the new house footprint reflecting changes to existing structure, signage location, lights, parking, new driveway, grading, walkway lights, and the limit of disturbance to be shown on the maps. The applicant will also need a building use permit, a note from Joe Rickert regarding the driveway cut, a note from the Code Enforcement Officer, Walt Simonsmeier, regarding the handicapped parking, a copy of the septic approval, photos of the parking, living fence photos, and a statement on how the parking would or would not impact the neighbors. In light of the Board's request for additional information, this was not set for Public Hearing next month. The applicant will return next month with the added information with the idea of setting it for Public Hearing in August. Wendy Carroll expressed the need for

clarification as to whether the separation of the septic and well was adequate. The Board will question the engineer at the July meeting. Wendy Carroll moved to adjourn the meeting. Aven Kerr seconded, and this carried. The meeting was adjourned at 8:20 PM.

Respectively submitted,
Gail Chamberlain, clerk
Wendy Carroll