

**TOWN OF CHATHAM PLANNING BOARD  
MEETING MINUTES**

**March 11, 2014  
Final Copy**

.....  
**Members Present:**

Donna Staron

Bonnie Schoonmaker

Marilyn Cohen, Chairperson

Tony Ooms

Aven Kerr

Mike Hart

Wendy Carroll

Tal Rappleyea, Town Attorney

Paul McCreary, Engineer

**Public Present**

James Tomaso

The March 11, 2014 Planning Board meeting was called to order at 7:00PM by Chairperson Marilyn Cohen. The Pledge of Allegiance was recited.

Tony Ooms motioned to approve the January minutes. Aven Kerr seconded, and this carried. Chairperson Marilyn Cohen told the Board that she had received a call from Nicholas Vamvas, (Crawford Associates), cancelling the PS 21 appearance in front of the Board tonight. This had been scheduled for informational purposes.

**MENEGIO FAMILY TRUST – ROUTE 66  
SUBDIVISION MODIFICATION**

James Tomaso, submitted new maps which show parcel 1A as remaining with the mother, Ellen, instead of being transferred to one of her children. The other siblings' parcels will remain as shown on the maps. Chairperson Marilyn Cohen reviewed the history of the prior subdivision approval. Mr. Tomaso also submitted postal receipts showing that all neighbors within a 500 ft distance of the Menegio property were notified of the meeting. Mr. Tomaso is asking for a modification as to what the Planning Board had already approved. It was deemed that there would be no need for a new SEQR. There was a discussion as to whether this minor subdivision should go to Public Hearing. Paul McCreary suggested stating "why" it should go to Public Hearing for this certain circumstance. Because it had

been noticed in the paper and the adjoining property holders had been notified, the Board decided to have a Public Hearing. Mike Hart moved to open a Public Hearing for a minor modification to the Menegio Trust. Wendy Carroll seconded, and this passed. The Public Hearing opened at 7:20PM. There were no comments. The Public Hearing closed at 7:20PM. Chairperson Marilyn Cohen motioned to accept the minor change and accept the SEQR that was approved on the original application. Bonnie Schoonmaker seconded and this carried.

Chairperson Marilyn Cohen brought to the attention of the Board the Graff subdivision and pointed out that Cynthia Elliott had omitted the location map on the maps she had submitted. Ms. Elliott had called today stating that Ms. Graff has a buyer who wants 5 additional acres. Ms. Elliott stated that she was going to move the subdivision line to include this 5 acres which is in an RL2 zone.

Chairperson Marilyn Cohen stated that the maps had not been stamped. Tal Rappleyea stated that there had been an approval resolution pending receipt of 4 items: the perk test, new maps with the location, the signature page of the deed, and remaining fees. This will be set for Public Hearing for a minor modification on the approved subdivision. The Board also requested that Bar Scales be included on the new maps. Wendy Carroll suggested having Bar Scales on maps listed as one of the requirements needed by the Board for all future applications.

Chairperson Marilyn Cohen said that this could be added to our checklist. Wendy Carroll will also be sending the clerk the EAF mapper which will be included on the Planning Board website.

Aven Kerr moved to adjourn and Wendy Carroll seconded. The meeting was adjourned at 7:35 PM.

---

Marilyn Cohen, chairperson

Respectfully submitted,  
Gail Chamberlain, clerk

