

**TOWN OF CHATHAM PLANNING BOARD
MEETING MINUTES**

**July 14, 2015
FINAL COPY**

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MEMBERS PRESENT

Marilyn Cohen, Chairperson
Donna Staron, Deputy Chairperson
Tony Ooms
Wendy Carroll
Bonnie Schoonmaker
George Schmitt, Town Engineer
Tal Rappleyea, Town Attorney

MEMBERS ABSENT

Aven Kerr
Mike Hart

PUBLIC PRESENT

Peter VanAlstyne
David Everett

The July 14, 2015 Planning Board meeting was called to order at 7:00 PM by Chairperson Marilyn Cohen. The Pledge of Allegiance was recited. Chairperson Marilyn Cohen mentioned that there is a training in Hyde Park coming up.

**JAMES CUNNINGHAM – SUBDIVISION
PITTS ROAD
CONTINUATION OF PUBLIC HEARING**

Peter VanAlstyne submitted maps, a Department of Health letter that had the correction to the size and number of lot 2. Mr. VanAlstyne pointed out that the lot 3 approval of the septic system covenants and maintenance agreements had been worked out between Mr. Everett and Town Attorney Tal Rappleyea. Counselor Rappleyea reviewed the covenants and said that they were in order. There is a note on the maps making reference to the fact that there will be no further access to Pitts Road. Mr. VanAlstyne stated that there will be a correction on the map with reference to the lot numbers. Wendy Carroll asked if the easement was bound to the clearing of 50 feet. Mr. VanAlstyne said that the applicant had agreed to the clearing, as the brush needed to be cleared away. The no cut zone is completed and is being dealt with within the covenants. There is also a note on the maps referencing the no cut zone. The wells are shown on the map for lots 2 and 3 and are 100 feet from the septic system. The sediment and control plan is set for the site as well. The NOI has been completed and has been accepted by the Department of Environmental Conservation. Deputy Chairperson pointed out that the electric lines do not follow the road. Mr. VanAlstyne stated that the lines go all over the place but added that there are notes reflecting where the lines are and how everybody has access to the utilities and driveway. Ms. Staron also noticed that the primary electric line seemed to go through the septic area. Town Engineer George Schmitt pointed out that, if this was the case, he would HIGHLY recommend an alert regarding the location. (such as LINE HERE) Mr. Schmitt was very concerned because he knows of several times where construction equipment has come into contact with the lines. Mr. VanAlstyne stated that a note of caution will be added

pertaining to the lot 3 primary electric line and its proximity to the septic area. The Public Hearing closed at 7:25 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, as there is no significant adverse environmental effect in approving this subdivision. Tony Ooms seconded the motion and this passed. Chairperson Marilyn Cohen moved to accept the subdivision contingent upon the added note of caution regarding the primary electric line on lot 3 running through lot 3, the dates on the note, and the stamp on the maps. Tony Ooms seconded and this carried.

**CAPOBIANCO – SUBDIVISION
COUNTY ROUTE 13
CONTINUATION OF PUBLIC HEARING**

Peter VanAlstyne presented the Board with maps, stating that he was waiting for the permit from the Department of Conservation. Mr. VanAlstyne has the permit but it has not been signed. Mr. VanAlstyne expressed his frustration with DEC as they had made additional requests, such as a vernal pool. None of the DEC people who could sign the permit have been available because of vacations. Mr. VanAlstyne pointed out that all of the requirements from DEC are now on the subdivision map. He pointed out that there is to be no further disturbance of the wetlands allowed and there is to be no lawn alongside the area where the driveway runs. Deputy Chairperson Donna Staron pointed out that the buildable lines shown on the map need to be moved as they are running through the vernal pool. The Public Hearing closed at 7:51 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, as there is no significant adverse environmental effect in approving this subdivision. Bonnie Schoonmaker seconded and this carried. Deputy Chairperson asked if the vernal pool was listed as a disturbance. Town Engineer George Schmitt stated that it is a disturbance but no note was needed. Tony Ooms moved to approve the subdivision contingent upon a note stating that the wetland is a no build area, the added

surveyor's seal on the maps, and getting the signed permit from the Department of Environmental Conservation. Wendy Carroll seconded and this carried.

Deputy Chairperson Donna Staron moved to adjourn, Wendy Carroll seconded and this carried. The meeting was adjourned at 9:35 PM.

Respectfully submitted,

Gail Chamberlain, clerk

Marilyn Cohen, chairperson