

TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF APRIL 1, 2015

The meeting was called to order at 6:30pm. Those present were Aven Kerr, Donna Staron, Jean Rhode, Jeff Lick, Robert Walker, Tal Rappleyea and Henry Swartz.

The committee began with a discussion regarding the applicability of the open meetings law and a review of the prior memorandum with regard to that issue and review of the associated case law. In particular, the Committee noted the Town of Milan case in which the appellate division determined that the Open Meetings Law was not applicable to meetings of a zoning advisory committee with the exact same charge and similar situation as the Chatham ZIC. Each committee member then discussed their own opinion with respect to the law and the opening of the meetings. Each committee member believed that the committee is working well and making great progress and the potential of adding of outside agendas or those who might wish to derail the process may be a bad influence on the work of the committee, particularly since the work of the committee is nearly completed. It was agreed unanimously that things would continue as previously set and meetings would not be open to the public.

On a motion by Jeff Lick and seconded by Donna Staron the minutes of the March 18, 2015 meeting were approved.

The committee then discussed mapping and new zones and in particular the RL districts where changes were made to the prior zoning to the new proposed map wherein parcels were moved between RL2 and RL3 zones. ZIC Members have previously reached out to Comprehensive Plan members who could not remember the basis or rationale behind making such changes however they recommended that Don Meltz would remember and they believed it was a parcel by parcel review. The committee agreed that it was important to review this process and ask Don Meltz to provide a map showing the changes highlighted so that they could be more precisely reviewed. The committee asked Tal Rappleyea to contact Don Meltz to provide such maps, then invite him to a future meeting to discuss the review thereof.

The committee then continued to review the definitions:

- Rural character- This definition would be moved to site plan review standards and much of the definition moved to the purpose/initial section of the zoning law.
- Rural siting standards- This section would be deleted from the definitions but the relevant portions moved both to the purpose section and to standards for site plan review
- Self-storage facility- This definition works well and will be kept
- Senior housing- This is a good definition however the committee decided to delete reference to “granny flat”
- Sensitive environmental feature- This definition is good and shall be kept
- SEQRA- This definition is good and shall be kept

- Set back- This definition is good and shall be kept
- School, private: This definition is good and shall be kept
- Sign- The definition is good however to make it more clear the definition will be changed from “not exceeding” to “one square foot or less” and that the exemptions would be moved to section 180-32 with number 4 being deleted. Additionally the committee agreed that in sign law section 180-32.8 the term “or may be” shall be inserted
- Sign, offsite- This is acceptable and shall remain
- Sign, onsite- This is acceptable and shall remain
- Sign, number and surface area- This is acceptable and shall remain
- Single ownership- This is acceptable and shall remain
- Sketch plan- This is acceptable and shall remain
- Sound- This is acceptable and shall remain
- Sound level meter- This is acceptable and shall remain
- Sound production device- This is acceptable and shall remain
- Special permit use- This is acceptable and shall remain
- Stand, roadside or farm- This is acceptable and shall remain
- Structure- This is acceptable and shall remain
- Subsidized rental unit- This is acceptable and shall remain
- Summer or seasonal camps and retreats- This is acceptable and shall remain except for the word “temporary” is to be deleted
- Support structure- This is acceptable and shall remain
- Swimming pool- The committee agreed to utilize the definition provided by the Code Enforcement Officer Walt Simonsmeier, from the NYS Fire and Building code
- Swimming pool, private with fence- The committee agreed to utilize the definition provided by the Code Enforcement Officer Walt Simonsmeier from the NYS Fire and Building code
- Theatre- This is acceptable and shall remain
- Tower- This is acceptable and shall remain
- Townhouse - This is acceptable and shall remain
- Trailer- A global search should be conducted and the term changed to travel trailer
- Travel trailer- This is acceptable and shall remain
- Travel trailer camp- The word “storage” should be deleted and be in conformity of the recent zoning change made by the town board
- Unreasonable noise- - This is acceptable and shall remain
- Variance- The definition from the NYS town law is to be utilized here
- Vet office- This is acceptable and shall remain
- Water recreation- This is acceptable and shall remain
- Water storage- This is acceptable and shall remain, however the committee agreed that water storage and water recreation shall not be combined as a single use but each having its own individual use as is currently noted in the use tables.
- Wholesale- This is acceptable and shall remain

- Workforce housing- This is acceptable and shall remain
- Zero lot lines- This is acceptable and shall remain
- The committee noted that there is no definition for a warehouse and requested that same be provided

The committee agreed at the next meeting the new maps provided by Don Meltz would be reviewed and any other final definitions which required additional work shall be reviewed.

On a motion by Aven Kerr seconded by Robert Walker, the meeting was adjourned at 8:45 pm. The next meeting is scheduled for April 15, 2015 at 6:30pm at the Chatham Town Hall.