

TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE  
MINUTES OF APRIL 15, 2015

The meeting was called to order at 6:35pm. Those present were Donna Staron, Henry Swartz, Jean Rhode, Jeff Lick, Aven Kerr and Tal Rappleyea.

The minutes of the April 1, 2015 meeting were approved on a motion by Jean Rhode and seconded by Aven Kerr and carried.

The committee then resumed its review of the final definitions which needed additional work from the previous meetings.

- Agricultural use- This definition refers to the NYS Ag and Markets law and those definitions and the committee accepted this proposed definition
- Commercial horse boarding operation- This definition also has been designed to reflect that of the Ag and Markets law and the committee agreed to add at the end of the proposed definition a clause as follows, “nor any of the additional uses set forth in the commercial equine operation definition” The committee also agreed to drop the redundant clause at the center of the definition and add this use to the use tables allowed in all districts with a site plan review
- Commercial equine operation- the committee accepted this definition as is but also agreed to drop the redundant clause in the center of the definition and add to use tables in each district with a site plan review
- Farm operation- This definition comes from Ag and Markets law and will be added to the use tables
- Warehouse- This definition is now acceptable
- Wedding facilities- The committee accepted this definition and had a discussion regarding in which zones this use would be allowed with a special use permit. Some members felt it could be appropriate to be allowed in all districts with a special use permit while others believed that the prior agreement of the committee limited this use to the business district. The committee agreed to review this definition and minutes of prior meetings at the next meeting in order to make a final decision.

The committee then conducted an extensive and in depth review of the proposed mapping changes with respect to the RL 1 and RL 2 districts particularly focusing on those parcels which were either changed from an RL1 to an RL 2 or the reverse. Ultimately the committee felt that there were three areas on the map which needed further information/ discussion with all board members since three members were unable to attend this evening’s meeting. Those present asked that all members review this issue carefully to have as much information as possible. The balance of the changed parcels (aside from the abovementioned areas) were deemed to be appropriate based upon the obvious intention behind such switches which included the fixing of

split lots, reflecting of preserved/conservation land and in consideration of existing uses on those parcels.

The committee asked that Tal Rappleyea circulate a request for all board members to review the maps with an eye toward the final discussion at the May 20, 2015 meeting and also to request a possible long session for Saturday morning May 30, 2015 at 8:00am or possibly commencing the next regular meeting on May 6, 2015 at 5pm in order to begin and hopefully complete their review of all of the special use permit standards.

On a motion by Jeff Lick seconded by Aven Kerr the meeting was adjourned at 7:35pm. The next meeting is set for May 6, 2015 at 6:30pm or possibly 5:00pm at the Chatham Town Hall to begin discussion of the special use permit standards.