

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE  
MINUTES OF THE APRIL 16, 2014 MEETING**

The meeting was called to order at 6:30 pm. Present were: Henry Swartz, Donna Staron, Jeff Lick, Aven Kerr, Dave Everett, Bob Walker, JP Henkel and Tal Rappleyea.

April 2, 2014 minutes approved on motion by Jeff Lick, seconded by Donna Staron and carried.

Henry Swartz informed the Committee that he had received the estimate from Mr. Meltz regarding the requested mapping, etc., but still needed to obtain Town Board approval for that expenditure. It is expected that the Town Board would make such approval at its regular Board meeting scheduled for tomorrow night (4/17/14). [NB: The Town Board did make such approval.]

The Committee conducted an extended discussion concerning the mapping and especially the application process and development standards within the Scenic Overlay EPO. It was reconfirmed, in accordance with the discussions at last meeting that there should be a two-step application process in which if an application called for development within the current overlay map, then the CEO would make a determination based upon factors to be established whether the application required referral for a Special Use Permit and/or Site Plan Review. The Committee agreed to develop the criteria using the DEC Visual Impact Statement and other items set forth in Part II of the Comp Plan. Additionally, once the mapping is received from Mr. Meltz the boundaries of the EPO could be more clearly defined and more readily justified to the public.

The Committee also agreed to divide the town into segments and paired off to examine the map and the town using the criteria received from Mr. Meltz and then provide him with the findings.

The review then focused on the individual Special Use standards. Tal Rappleyea provided a list of ALL uses which are available with a Special Use Permit that have been developed thus far and several examples of standards relating to many of those uses. The initial question discussed is whether 1) individualized standards must be developed for each of the Special Uses; or 2) if the standards found in the current zoning law and in NYS Town Law and the associated case law would be appropriate for most of the Uses, with specialized standards for those Special Uses which by their essence might result in greater impacts and thus require greater specificity as to the issues to be addressed; or 3) if those general standards are sufficient for all Special Uses (as is the case in the current zoning). It was agreed that #2 was the most appropriate approach to strike the balance between encouraging good growth/development and the need to mitigate potentially negative impacts.

The Committee agreed to review the list of all Special Uses and determine at the next meeting which of such Uses should have the specialized standards. It may be a couple meetings before this topic is readdressed, pending the status of mapping and progress made on those associated issues.

Henry Swartz agreed to ask the Town Board to again attempt to enlist residents to join the Conservation Advisory Council which could be a useful resource and time saving tool for the ZIC when working on mapping issues.

Motion by Donna Staron, seconded by Jeff Lick, the meeting was adjourned at 9:05 pm. The next meetings are scheduled for May 7<sup>th</sup> and 21<sup>st</sup>, 2014, at 6:30 pm at the Chatham Town Hall.