

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF THE APRIL 2, 2014 MEETING**

The meeting was called to order at 6:30 pm. Present were: Henry Swartz, Donna Staron, Jeff Lick, Aven Kerr, Dave Everett, new members Bob Walker and JP Henkel and Tal Rappleyea. Special guests were Marilyn Cohen, Don Meltz and Paul McCreary.

The meeting scheduled for March 19, 2014 was cancelled due to a lack of quorum.

Initially, the Committee asked Mr. Meltz how the Ridgeline came into being. He stated that he examined the various watershed boundaries throughout the Town to determine the high points. He then drove every road in town and noted where and from how many different locations, each prominent high point could be seen. Jeff Lick asked what the definition of ‘prominent’ was. Mr. Meltz stated that it was “something that struck him a real part of the scenery and was memorable, conspicuous or was landmark ridgeline”. He also stated that the Comp Plan Committee chose to not accompany him during the road survey so that his impressions would be unadulterated by others.

The mapping was done without regard to leaf-on/leaf-off and was done as if there were no vegetation. Mr. Meltz said that this was done determine the extent of the overlay zone, which was recommended by taking the prominent ridges and overlaying them at a max of a ½ mile wide limited by a 40 foot drop in elevation from the peak.

Dave Everett suggested that the map be fine-tuned utilizing the criteria from the old DEC SEQRA Visual Impact Statement. Jeff Lick asked whether the specific criteria should be part of the review process for development in the EPO or as part of the actual definition/establishment of the EPO. Mr. Meltz reviewed his recommendations in the Town of Ancram and suggested that Chatham might consider the same. Rather than repeat those recommendations here, a printout of same will be attached as a part of these minutes. Further discussion was then had concerning the manner in which the map was created and whether the road survey was also completed from I-90 and the Taconic State Parkway (No, it wasn’t because it was deemed unimportant because of the speed of the vehicles utilizing those roads).

The Committee then agreed that perhaps the best route would be to use the current map as part of 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.

The next maps examined were the proposed Concept Maps of the new zoning districts. Mr. Meltz stated the new districts were drawn based only upon what ‘on the ground’, i.e., existing use, soils, location near a Hamlet. Parcels with an Ag use/assessment classification, wetlands, steep topography and flood hazard areas were given a lower density. The Committee felt that the Concept maps were too amorphous, with too many changes and that the zones should be as close to the current zones as possible. Mr. Meltz stated that to create the Concept zones, the Comp Plan started with the Hamlets and then worked outward based upon density. Responding to a question

by Dave Everett, Mr. Meltz stated that the Comp Plan did not take into consideration the impact of changing the zoning lines would have on the creation of many new non-conforming lots.

Dave Everett asked if the ZIC makes changes to the Concept Plans, do we run the risk of having a law/map which is not consistent with the Com Plan. Tal Rappleyea stated he believed that because the maps are 'concept' maps, as long as whatever the ZIC recommends is not grossly inconsistent, there should not be an issue. Further, there are 2 concept maps which are very different from each other which also give the ZIC further latitude.

The ZIC agreed to review the maps a quadrant or are of town at a time, in order to have symmetry, cohesiveness and consistency with the Comp Plan, with real justification for such lines.

The Committee agreed to resume this discussion at the next meeting and continue to include Marilyn Cohen, Paul McCreary and invite Don Meltz (Comp Plan mapping consultant) to assist with this review and final determinations. Additionally, the ZIC asked Mr. Meltz to provide an estimate of the cost of the creation of several different maps, with specific colors, overlay constraints (such as wetlands, parcels, etc.), which he agreed to provide.

Motion by Henry Swartz, seconded by Donna Staron, the meeting was adjourned at 9:05 pm. The next meeting is scheduled for April 16, 2014, at 6:30 pm at the Chatham Town Hall.