

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE  
MINUTES OF THE AUGUST 6, 2014 MEETING**

The meeting was called to order at 6:35 pm. Those present were Aven Kerr, Jeff Lick, Don Hegeman, Dave Everett, JP Henkel, Don Meltz, Tal Rappleyea.

The minutes for the July 2<sup>nd</sup> and July 16<sup>th</sup> meeting were approved on a motion by Jeff Lick and seconded by Aven Kerr, and approved. The committee began its review of the maps for the ridgeline overlay district brought by Don Meltz in addition with his notes and other ranking materials. Mr. Meltz informed the committee that he viewed the various ridgelines during summertime.

Jeff Lick and Aven Kerr examined the following numbered ridgelines and made the following observations:

#65 off Highland road was not visible off Highland Road except in one place and agreed that the 7-8 designation made by Mr. Meltz was appropriate. Mr. Meltz indicated that his maps and notes reveal that 65 is not visible.

#45 off Route 295 was not visible without massive tree clearing and was recommended to be removed from the overlay district. Don Meltz indicated his maps did not reveal that 45 was marked as visible

#63 off Route 295 also not visible without massive tree clearing and was also recommended to be removed from district. Don Meltz made the same comment.

#66 off Route 295 also not visible without massive tree clearing and was also recommended to be removed from district. Don Meltz made the same comment.

The committee then briefly discussed the best manner in which to define significant ridgelines throughout the town and if a “drive by” is the best. Ultimately it was agreed that because this was the best manner to actually view the ridgelines and because SEQRA utilizes this approach for the visual impact statement that the drive by was the best way to do so. (At the end of the meeting in response to a question from the Committee, Don Meltz agreed that this approach is the best and commended the Committee for such a great hands-on approach.)

#64 off Bushnell Road easily seen from Bushnell and the ranking is appropriate, with the same comments from Don Meltz.

#36 off Hartigan road and 295 was not visible from 295 but is from Ooms Pond and Hartigan Road. Jeff and Aven agreed that Don Meltz’ designation was appropriate.

#37, 41, 43, 44 35 38 are all very visible and each should be included in the overlay district.

#67 off Elliot Road and New Concord is not visible and it is recommended that 67 be removed from the district.

#31 north of Elliot is visible from multiple roads and Jeff and Aven agree with the ranking.

JP Henkel reviewed the ridgelines he viewed, in and around the Chatham Center Area.

#56 off Route 66 is partially visible from 28A but is the backdrop to the flood plain and believes this should be cut from the district.

#5 is very visible from County Route 17 Grey Fox and Harris and recommends it be added to the overlay zone

#57 is not visible and recommends it be omitted.

#59 the northern portion is very visible and should be kept in the district. However, the southern portion should be omitted.

#60 JP agrees with Don Meltz rankings

#49 is not visible and should be cut

#s50, 51, 53 the east side of each should be included but the west side excluded

#6 should be included

#55 excluded

#9, 10, 11 should be included

The committee agreed that Don Meltz and others should go to the intersection of Route 66 and Thomas Road and view in both the northerly and southerly direction for further analysis and recommendations since the vistas in both directions are very important.

Jeff Lick and Aven Kerr agreed to re-examine numbers 50-55 and each of the ridgelines previously assigned to another committee member; 12, 13, 14, 15, 18, 23, 24, 33, 68, 69.

The committee request that Don Meltz return to the next meeting. Unfortunately he is unavailable but will attend the September 3<sup>rd</sup> meeting. The next meeting is scheduled for August 20, 2014, at which time the board will review the text of the zoning law. The meeting was adjourned at 8 pm on a motion by Aven Kerr seconded by Dave Everett and carried.