

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF THE FEBRUARY 27, 2012 MEETING**

The meeting was called to order at 7:10 pm. Present were: Donna Staron, Bob Linville, David Everett, Jean Rohde, Bob Johnson, Henry Swartz, Marilyn Cohen and Tal Rappleyea. Excused: Mitch Khosrova and Don Hegeman.

This is the first meeting of the ZIC in several months since it stood in recess pending the writing and delivery of a draft of a possible zoning law containing the prior recommendations and concepts of both the ZIC and the Comprehensive Plan. Tal Rappleyea accomplished that task a week in advance of the meeting and distributed electronic versions of the drafts via email and hard copies to each of the Committee members on the target date for such completion.

The ZIC agreed that meeting will now be held on the third Wednesday at 6:30 pm. In the event of additional needed meetings or to reschedule a meeting, the second/alternative meeting would occur the first Wednesday of each month. When the second/alternative meeting is needed, notice shall be posted at town hall and on the town website.

The appointment of a new chairperson was discussed. Motion by Bob Linville, seconded by Bob Johnson and unanimously carried, Henry Swartz was named the new chair of the ZIC.

The Committee next discussed the need for a recording secretary. On a motion by Henry Swartz, seconded by Donna Staron and unanimously carried, Jean Rhode was named the recording secretary of the Zoning Implementation Committee. However, the Committee asked that Tal Rappleyea complete the minutes for this meeting since the meeting had already commenced and he was taking notes.

Tal Rappleyea then briefed the Committee on the procedural history of the Committee and the manner in which the drafts were created.

The Committee then began its review of the proposed Environmental Protection Overlay Districts. The draft contains 3 proposed districts: a) Steep Slope; b) Wetland/Watercourse/Flood Plain; and 3) Scenic Views/Ridgelines/Wildlife. The Committee then engaged in an in-depth discussion of NYSDEC and US Army Corp of Engineers regulation of wetlands and watercourses and the Town and federal flood prevention laws and programs. It was determined that such areas are very adequately protected and any further regulation which the Town might have the authority to implement would be less restrictive than the other agencies with less enforcement power/abilities. A similar discussion and conclusion was had regarding wildlife. Thus, the ZIC requested that those areas be eliminated from the draft.

The ZIC next reviewed the Steep Slope and Scenic Views/Ridgelines and requested that, in addition to a review of the EPOD for these areas, that Tal Rappleyea provide multiple examples of local laws/zoning regs which directly control such areas to learn what other tools may be available on these topics, including definitions, and the body and standard of review.

Discussions also centered on Site Plan applicability and many of the definitions in the new draft, but the ZIC tabled those issues for a more in-depth review at the point such issues are reached by the Committee during this process.

Following up on a conversation with CEO/ZEO Walt Simonsmeier, Marilyn Cohen asked about having Walt attend the next meeting. All agreed that Walt should be invited and the Committee would leave it to him which future meetings he should attend, based upon the planned topic(s) of discussion.

On a motion by Marilyn Cohen, seconded by Jean Rhode the meeting was adjourned at 8:55. The next meeting is scheduled for March 21, 2012 at 6:30 pm at the Chatham Town Hall.