

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE  
MINUTES OF THE FEBRUARY 20, 2013 MEETING**

The meeting was called to order at 6:35 pm. Present were: Bob Johnson, Donna Staron, Don Hegeman, Mitch Khosrova, Aven Kerr, Henry Swartz and Tal Rappleyea.

The minutes for the 10/17 (Donna motion, Don second); 11/7 (Mitch motion, Donna second); and 12/19 (Henry motion, Donna second) meetings were approved. Don pointed out that his note to Marilyn regarding info discussed during the 12/9 should be deleted as mere editorial comments.

The Committee then reviewed the current Site Plan Review Law [SPR] (Zoning Code Section 180-17), particularly in relation to the NYS Town Law 247-a which authorizes SPR.

The Committee first agreed to better define the process from application, to sketch plan, to site plan, to public hearing and notices, which shall be inserted between paragraphs B. and C. The Committee also agreed that elements in Town Law §274-a(4) through (10) which are not contained in the zoning code shall be added, but that (11) through (13) are not required for the town's zoning. Also, the language for escrow for consultant fees should either be included or at least referred to by cross reference to the applicable town code section.

The Committee also requested that Tal Rappleyea obtain specific criteria for parking and other standards in the checklist and an addition to the process language that "...all items in the checklist shall be provided with the application."

Donna Staron then presented the Committee with additional information regarding Transfer of Development Rights (TDR) in accordance with the Committee's previous request. Following an in-depth review of the manner in which TDR works and whether it should be included in the new zoning law, on motion by Mitch Khosrova, seconded by Bob Johnson and carried unanimously, the Committee agreed that the use of TDRs should be omitted from this draft of the zoning law.

Upon the recommendation of Donna Staron, the Committee next began a review of the Agriculture Plan (AP) which was previously adopted by the Town Board in conjunction with the Comprehensive Plan. The Committee agreed:

- To add the purpose to Section 180-1
- Requested that Tal Rappleyea review the definitions in the AP and merge that list with those already contained in the Zoning Law.
- Import the Ag Data Statement language into both the SPR and SUP list of required documents to be submitted
- Focus on the "Farm Operation" definition

The Committee next began a review of the District Uses and held an extended discussion regarding which uses are farm related vis-à-vis non-farm business which are “compatible with farming”. The Committee agreed to consider this point during the time between the next meeting and return with ideas regarding how to address massive or undesired expansion of non-farm uses which might occur.

On a motion by Donna Staron, seconded by Don Hegeman, the meeting was adjourned at 8:30 pm.

The next meeting is scheduled for March 6, 2013 at 6:30 pm at the Chatham Town Hall.