

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF THE JANUARY 15, 2014 MEETING**

The meeting was called to order at 6:45 pm. Present were: Henry Swartz, Don Hegeman, Donna Staron, Jean Rhode, Jeff Lick, Dave Everett and Tal Rappleyea.

The minutes for the December 18, 2013, meeting were approved on a motion by Donna Staron, seconded by Dave Everett and carried.

The Committee briefly reviewed the most current list of Special Uses for which approval standards must be created in accordance with the manner in which those uses are to be reviewed under the new proposed zoning law.

The Committee then resumed its' intensive and detailed review of the Density Bonus section. It was agreed that this section should remain as part of the new law but should be fined-tuned with

- a) addition to 3.(a) that it 'complies with' the Town's conservation subdivision law;
- b) a word search to change all "shall" to "may only be";
- c) drop SEQRA compliance from 1, 2 and 3;
- d) cut (g);
- e) re-work the format of the section to provide for a more readily understood process including having a 1) Purpose; 2) Applicability; 3) Incentives; 4) Application Components; and 5) Review Standards;
- f) Town Board referral/approval for any proposal which might cause a present or future expenditure of public funds or commitment of public financial resources.

The Committee then reviewed the former Section 180-28 Proposed Streets. The section is outdated since it was written before the town had a subdivision law and contemplated a manner in which the town could control the creation of proposed town roads. Since the section is obsolete, the Committee agreed to delete it from the new zoning law.

The Committee agreed to begin its' review of the proposed zoning maps at the next meeting and Home Occupations thereafter. Tal Rappleyea was requested to provide several examples of how other municipalities deal with this issue prior to the next meeting.

Motion by Donna Staron, seconded by Jeff Lick, the meeting was adjourned at 8:30 pm. The next meeting is scheduled for February 5, 2014, at 6:30 pm at the Chatham Town Hall. (The 2/5 meeting was cancelled due to inclement weather---next meeting is February 19, 2014).