

TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF JULY 1, 2015

The meeting was called to order at 6:35pm. Those present were Aven Kerr, Donna Staron, Don Hegemon, Jean Rhode, Jeff Lick, Robert Walker, and Tal Rappleyea. Jeff Lick was elected ad hoc chair.

On a motion made by Donna Staron seconded by Jeff Lick and carried, the minutes for the June 15, 2015 meeting were approved.

The committee resumed its review of special use standards and noted that those special uses beginning with the letters P and Q were not contained in the latest information and would be reviewed at the next meeting. The following special uses were reviewed:

Research lab- this use is a permitted use in the industrial zone and in the business as a special use permit. The committee accepted the proposed standards as written.

Restaurant- An extended discussion ensued regarding whether a restaurant should be allowed in the hamlet districts and ultimately it was agreed that restaurants would be added to the special use permit list in the hamlet districts. The committee agreed that the standards as submitted were acceptable and agreed further to add the following language "The ZBA may prohibit or limit outside music or entertainment where same would negatively impact adjoining or nearby properties"

Self-storage unit- Since this use is the same as a "mini warehouse: those standards approved at the last months meeting are applicable to this use as well.

Travel trailer camp- A discussion followed regarding a camp versus storage facility. The committee agreed to break this use into two separate uses. One being travel trailer storage facility the other being trailer camp. The travel trailer storage facility shall be storage of a travel trailer and other motorized or non-motorized vehicles. And the camp will be a use where a travel trailer is occupied and possibly stored whether indoor or outdoor. The committee agreed that the appropriate standards could be found in the NYS Department of Health regulations under 10NYCRR Section 7 Subparagraph 7 and in the comprehensive plan part 2 page 79 and page 83.

Wedding Facility- This use is allowed in all RL1 districts, the committee reviewed the definition and approval standards submitted and agreed to the use of same with the following additions:

- 1) Change the parking to one (1) spot per three (3) people in attendance
- 2) There shall be no amplified music in a tent or partially enclosed structure
- 3) No wedding facility shall be authorized to hold more than ten (10) events in any calendar year
- 4) In addition to the standard special use permit and site plan review application fees the committee will recommend to the town board that a fee of at least \$300 per event be charged.

The committee then began to review the environmental protection overlay steep slope district and agreed to resume the discussion at the next meeting with respect to the percentage of slope which would trigger applicability of the development standards.

On a motion by Donna Staron seconded by Aven Kerr the meeting was adjourned at 8:30pm. The next meeting is scheduled for July 15, 2015 at 6:30 pm at the Chatham Town Hall.