

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF THE JULY 2, 2014 MEETING**

The meeting was called to order at 6:30 pm. Present were: Aven Kerr, Henry Swartz, JP Henkel, Robert Walker, Donna Staron, Dave Everett and Tal Rappleyea.

The Committee continued the review the individual Special Use Standards as follows:

- Greenhouse: limit the application of standards to commercial greenhouses and not to accessory residential uses. If associated with an agricultural use on the parcel and customers are not invited, it is permitted. If customers are invited utilize general standards. THEN: committee agreed that In accordance with the CAP, this should be a permitted use and removed from the Special Use List.
- Health Club: include with Commercial Recreational Facility, BUT exclude motor sports from such use and create new use and definition for motor sports
- Motor Sports: create definition to include cars, motorcycles, motocross, go carts, etc., SUP in RR-1 only and must have at least 300 acres of land, limit hours of operation, sound, lights, etc.
- Outdoor Recreation Facility: use general standards and requirement of compliance with mass gathering law
- Social Club House: combine with Private Club and definition
- Dry Cleaners: Only in Commercial zone and is allowed with a site plan review
- Fuel Storage Facility: SUP only in Industrial zone. Definition to include primarily for storage and distribution of fuel; must provide adequate fire suppression and equipment. In no event storage greater than ____ allowed---to be determined by industry standard for a small facility. Utilize DEC website to determine the number of permits now issued in Chatham
- Mini-Warehouse: A/K/A self-storage units. Create definition and use general standards
- Office Building: existing building can be re-purposed if remain consistnet with surrounding character. For new structures limit size to 2,000 square feet in the Hamlets and no limitation in the Commercial and Industrial zones. Leave definition as is and add as a 'permitted' business.

The Committee reviewed and compared its drive-by/viewing efforts relating to ridgelines and agreed to have all such efforts complete by the next meeting.

The Committee agreed that the timing is correct to now invite Don Meltz to the next meeting to review the results of the ZIC's drive-around findings/viewings, compare them with Don's findings and the rationale for his findings.

Motion by Henry Swartz, seconded by Dave Everett the meeting was adjourned at 8:45 pm. The next meeting is scheduled for August 8, 2014, at 6:30 pm at the Chatham Town Hall.