

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE  
MINUTES OF THE JUNE 18, 2014 MEETING**

The meeting was called to order at 6:30 pm. Present were: Jeff Lick, Jean Rhode, Henry Swartz, Don Hegeman, Robert Walker, Dave Everett, Donna Staron, Paul McCreary and Tal Rappleyea.

June 4, 2014 minutes approved on motion by Robert Walker, seconded by Jean Rhode, with the change that Jeff Lick was not present and carried.

The next meeting is scheduled for July 2, 2014 and it appears that there may be a quorum so the schedule will stand for now pending members' holiday plans. Henry Swartz will invite Mr. Meltz to go over the maps which he had delivered to Tal Rappleyea earlier in the day.

The Committee began its review of the maps and numbered them so that it clear during discussions which map is being referred to: Rank 7-15 is #1; Rank 9-15 is #2; 1/8 mile is #3; 1/16 mile is #4. The members then discussed multiple strategies for ranking and reviewing each ridgeline. Ultimately, it was decided that each numbered ridgeline needed to be viewed by at least one Committee member. Robert will take 1, 2, 3, 5, 8, 9, and 10 in the northwest corner of the town. Aven and Jeff will take 45, 63, 64, and 66; Jena will take 12, 13, 14, 15, 18, 23, 24, 33 68 and 69 in the northeast corner of town; Henry and Dave will go to the Bird Sanctuary and Ooms Pond Conservancy area and see if Don Meltz can accompany them, depending on the budget and so do during the week of July 7-16<sup>th</sup>.

The Committee then began to review the general Special Use Standards provided by Tal Rappleyea and agreed to use those from the Ghent zoning law, plus numbers 1, 8, 15, 17 and J from the Town of Bethlehem.

Next the Individual Uses were examined for whether special approval standards might be needed:

- Home Occupation: covered in previous meetings
- Outdoor Firing Range: review NRA for lot size, setback, etc.; NYS Gen. Business Law and NYS En Con Law for state standards
- Campgrounds: use NYS Sanitary Code/Health Dept. regs and review what other towns have done for min lot size and max number of sites, etc.
- Performing arts: general are good, but limit max size to 500 seating capacity (whether indoor, outdoor or a combination thereof
- kennel: no outdoor overnight kenneling; no social housing; need min. distance to neighboring residences; add Breeding to this; need max number of animals allowed at one time
- Dog Park: review Kinderhook's efforts
- RV Storage: indoor storage acceptable but no outdoor storage.

The Committee agreed to resume the review individual standards at the next meeting. Motion by Henry Swartz, seconded by Jean Rhode, the meeting was adjourned at 8:45 pm. The next meeting is scheduled for July 2, 2014, at 6:30 pm at the Chatham Town Hall, pending holiday attendance.