

TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF JUNE 3, 2015

Those present were Dave Everett, Henry Swartz, Aven Kerr, Jeff Lick, Don Hegeman, Robert Walker and Tal Rappleyea. The meeting was called to order at 6:35pm. The minutes from the May 6, 2015 meeting were approved on a motion by Aven Kerr seconded by Robert Walker and carried.

The committee then reviewed the proposed maps for a final time focusing on the areas which were changed from RL 2 to RL 1 and RL 1 to RL 2. There are seven areas of town which the committee would like further information on regarding the change and asked that the map with those areas marked out be delivered to Don Meltz to receive any information in conjunction with those areas.

The committee then returned to its review and discussion of the specific special use permit approval standards beginning with campgrounds with summer camps. After an in-depth discussion the committee agreed that these uses are wide ranging enough in their potential impacts that each individual type of camp or campground or summer camp should be broken out into specific uses with their own individual standards. Those uses should be:

1. Day camp
2. Overnight camp
3. Campground (as outdoor tent and travel trailer)
4. Summer camp

The next uses reviewed were:

Car wash: the committee agreed to add 1. Proper treatment of water discharge and 2. No impacts on surrounding properties with respect to water usage. Additionally this use would be added as a special use to the list in Business and Industrial zones.

This led to a discussion with respect to the proximity of business districts to many residential uses, areas and districts. The committee agreed that the following language would be added to the general standards:

“Where a business district use is immediately adjacent to a residential use then complete visual buffering shall be required and existing vegetation shall be maintained as much as possible to mitigate any visual or sound impacts. All lights shall be down directed with housing shields. Any operational systems (HVAC, water, etc.) shall be shielded and baffled.”

The next uses reviewed were:

Cemeteries: the committee agreed to add to the definition that cemeteries shall not include a crematorium. It was further agreed that crematorium shall be deleted from the cemetery definition and be removed from all districts as an allowed use.

Recreational facilities and health clubs: the committee agreed to leave this use as is.

Continuing care, group homes and daycare: the committee agreed to break out all three of these uses as individual uses and shall examine whether there are areas in state law where towns may have an impact on planning and approval standards or whether all areas are preempted.

Drive thru: this standard shall be left as is with the addition of "All lights shall be down directed and shielded."

Firing ranges, outdoor and hunting preserves: the committee agreed to add to this use indoor firing ranges and agreed to include standards found in the NYS general business law with respect to hours of operation, sound and acreage. The committee also agreed to incorporate as much of the NRA standards and land use items as are applicable.

Fuel storage facility: the committee agreed to remove this use from the business zone and asked that a definition be created. Henry Swartz agreed to research and determine what the proper maximum size for such a facility might be with respect to storage volume.

Mini mart/convenient store: the committee agreed to leave this as is with changing the jurisdictional review from the planning board to the ZBA.

Home occupation: the committee agreed to resume its review at the next meeting with this use since it is a complicated and potentially impactful use which should have an in depth review.

On a motion made by Aven Kerr, seconded by Dave Everett and carried, the meeting was adjourned at 8:30pm. The next meeting will be June 17, 2015 at the Town Hall.