

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF THE JUNE 4, 2014 MEETING**

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

April 16, 2014 minutes approved on motion by Dave Everett, seconded by Donna Staron and carried.

Henry Swartz informed the Committee that he had not invited Mr. Meltz to attend this meeting since the last meeting was cancelled and the maps were not yet ready.

The Committee then resumed its discussion regarding ridgelines. The teams of Donna Staron/Jean Rhode and Jeff Lick/Aven Kerr have completed a lot of leg work by driving throughout the town to assess the significant ridgelines. Based upon their observations, much of the 'green' area on the current ridgeline map is not visible and thus the Committee questioned the significance thereof. For example, if there were ridgelines visible, they were at such a far distance that they could not really be distinguished or that the visibility was so fleeting, there seemed to be no impact. Additionally, any areas that *might* be seen from the Taconic State Parkway were obscured because the surrounding trees etc., were blocking any view.

JP Henkel stated that he had compared the maps with the actual locations in the Chatham Center area and found that much of the 'green' area was low-lying wetlands. He did find significant views along Routes 17 and 66.

The Committee agreed that the topography and road system of Chatham is different than those of nearby towns that are working hard on Ridgeline Protection (such as Copake and Ancram) because of the Route 22 and the existing fields leading to a vista of the Berkshires and Taconics. It was further agreed that the maps should be adjusted and began to develop rational strategies to better define the actual important ridgelines in Chatham. The ¼ mile minimum width and the 40' drop were discussed, along with a numbering or other system by which all ridgelines could be identified and then individually examined.

The Committee requested that Tal Rappleyea contact Don Meltz and ask for several versions of the maps as follows: One large map (2' x3' or similar appropriate size) and 7 small copies (such as 8-1/2" x 14"), modifying the 'ridgeline overlay' using an 1/8 of a mile as the max width; One large map and 7 small copies, modifying the 'ridgeline overlay' using a 1/16 of a mile as the max width; One large map and 7 small copies, modifying the Ranking Map Draft 2 showing only those areas ranked 7 thru 15 and One large map and 7 small copies, modifying the Ranking Map Draft 2 showing only those areas ranked 9 thru 15. Additionally, for each of the maps are to identify each of the ridgelines by assigning a number or other type of code.

The Committee began to review the Special Use Standards and asked that Tal Rappleyea develop a set of general standards in use in surrounding towns.

Motion by Donna Staron, seconded by Dave Everett, the meeting was adjourned at 8:45 pm. The next meeting is scheduled for June 18, 2014, at 6:30 pm at the Chatham Town Hall.