

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF THE MARCH 5, 2014 MEETING**

The meeting was called to order at 6:35 pm. Present were: Henry Swartz, Donna Staron, Jeff Lick, Aven Kerr, Mitchell Khosrova and Tal Rapplelea.

The minutes for the February 5, 2014 meeting were approved on a motion by Jeff Lick, seconded by Donna Staron and carried.

Initially, the Committee reviewed its progress thus far and the remaining tasks ahead in order to make an estimate of when the final draft might be ready for recommendation to the Town Board. Based upon the remaining tasks of review and establishment of specific design/approval standards for each individual special use permit, consideration of the mapping of the districts and possible establishment of new hamlet zones and review of the definitions, it was estimated that the final draft could be ready in approximately one year.

The Committee then began a review of the maps from Part II of the Comp Plan. Town Engineer Paul McCreary and Planning Board Chair Marilyn Cohen were present at the request of the ZIC to assist in this review. Paul reviewed the technological advances and the items that can be created and/or accessed from the existing maps. Mitch Khosrova and Jeff Lick recommended that the maps be put on the town website. The ZIC examined each individual map and listed those maps which it felt would be necessary to have information to appropriately establish the zoning district lines.

The first map reviewed was the Ridgeline Map. Paul suggested that the ZIC learn how the ridgelines were established on the map, what criteria was utilized and how they were determined (if such determination was in fact made) to be important or significant. The ZIC agreed that this type of review for each map would be a large time consuming task which potentially could be accomplished by the Town's CAC and it was agreed that Committee could be useful. Mitch Khosrova stated that the maps will need to be kept current in order to have any relevance after a period of time. Paul McCreary agreed, adding that the maps maintained by the County reflect the tax map parcels from 2010, which could be an issue.

The Committee then agreed that it would need the Zoning map, the Ridgeline EPO, and NYS AG districts. However, both the Planning Board and the ZBA will need ALL of the maps to assist with their regular business of making SEQRA determinations.

Questions to be considered and answered in connection with the maps:

- 1) Why were large portions of RL-1 changed to RL-2;
- 2) How were the new proposed Hamlets chosen and what basis (soils, slopes, water, etc.);
- 3) Were wetlands considered?

The Committee agreed to resume this discussion at the next meeting and continue to include Marilyn Cohen, Paul McCreary and invite Don Meltz (Comp Plan mapping consultant) to assist with this review and final determinations.

Motion by Donna Staron, seconded by Jeff Lick, the meeting was adjourned at 8:45 pm. The next meeting is scheduled for March 19, 2014, at 6:30 pm at the Chatham Town Hall.