

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF THE OCTOBER 16, 2013 MEETING**

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

The minutes for the October 2, 2013, meeting were approved on a motion by Mitchell Khosrova, seconded by Donna Staron and carried.

The Committee resumed its discussion regarding 2 Single Family Residences and ECHO housing and Chapter B of the NYS Fire and Building Code. The Code Enforcement Officer informed the Committee that section refers to a portion of the old Building Code which related to all types of construction. It was agreed that the Comp Plan encourages more dense development in the Hamlet districts. Additionally, by allowing ECHO units, it could possibly slow subdivision applications that could be land consumptive. The Committee discussed that other near-by towns allow ECHO units. For instance Kinderhook requires that following approval, the owner must recertify that the individuals in the Unit are blood relatives to the owner, along with a \$200 recertification fee to cover admin costs and agreed to adopt these requirements for Chatham. The Committee also acknowledged that the advantages of allowing ECHO units are the presence of the primary and the Unit on one lot even if there is insufficient acreage in that particular zone to have two single family residence and it allows for the sharing of water and septic thereby reducing environmental impacts.

Jeff Lick recommended that both be made an “accessory use” or subordinate to the principle home and utilize the recommendations of the Comp Plan to limit the size of the Units to ½ the size of the primary residence or 1,000 sf, whichever is larger.

The Committee further discussed 2 Single Family Residences on One Parcel by analyzing and answering specific questions related thereto: 1) Should Chatham allow this use? Answer: Yes. 2) If yes, should full density and setbacks be required? Yes, using the language in the current 180-18 (c) of the zoning law. 3) If allowed, then in which zones? After much discussion, the Committee agreed to limit this to the Hamlet zones in accordance with the Comp Plan recommendations. And 4) If allowed, what size should be allowed? The committee agreed that Jeff Lick’s recommendation is appropriate and acceptable.

The Committee then again noted that there is an apparent contradiction in the Comp Plan in that it recommends limiting housing in the RL zones in order to maintain the rural and non-densely built character of those districts, but at the same time recommends condominium or townhouse style development and apartment/multifamily units. With that in mind, the Committee agreed to utilize section 180-19 (Reserved) to create a new use of Accessory Residential Dwellings as a special use in the RL zones in order to allow for ‘carriage homes’ or guest quarters which are consistent with the rural nature of those areas. It was agreed that the use must be subordinate in area and use of the primary residence (PR), must be no more than 50 feet from the PR, cannot be subdivided from the PR and must be limited to one Accessory Residential Dwelling per parcel and that all limitations and requirements in section (c) of 180-18 must be followed.

Motion by Mitchell Khosrova, seconded by Aven Kerr, the meeting was adjourned at 8:25 pm. The next meeting is scheduled for November 6, 2013, at 6:30 pm at the Chatham Town Hall.