

TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF SEPTEMBER 2, 2015

Meeting was called to order at 6:30pm. Those present were Aven Kerr, Jean Rhode, Don Hegemon, Henry Swartz, Jeff Lick, Tal Rappleyea, and George Schmitt, town engineer.

On a motion by Jeff Lick seconded by Henry Swartz the minutes for the July 15, 2015 meeting were approved. And on a motion by Aven Kerr and seconded by Jeff Lick the minutes for the August 5th meeting were approved.

The committee welcomed George Schmitt to the meeting and had specifically requested his presence and assistance with respect to the calculation and definition of percentages with regard to the steep slope environmental protection overlay.

Mr. Schmitt began the discussion with a suggestion that the committee and town consider utilizing the NYS DEC storm water regulations when considering development within the steep slope EPO because such regulations also take into consideration soil type, which is equally important as the slope when considering erosion. He advised that his review of the proposed zoning law was very similar to the storm water regulations currently on the books with DEC and suggested that rather than “reinvent the wheel” the board could more effectively and efficiently simply utilize the existing storm water regulations. A long in-depth discussion ensued regarding the specific storm water regulations and triggering mechanisms, soil types and slope. Mr. Schmitt also recommended that the board obtain, if one has not already been created, from Don Meltz a “erodibility map” based upon soil types within the town and perhaps the use of that map could be the basis for regulations upon the application for a building permit or disturbance of more than one acre for commercial activities or more than five acres of land for residential activities.

The committee also asked Mr. Schmitt about the cost to a landowner associated with the hiring of outside engineers to meet the requirements if the new zoning law included compliance with DEC storm water regulation-type requirements and whether that cost would be greater than which was initially considered by the zoning implementation committee. Mr. Schmitt said the costs would be very similar and that generally the work needed by an engineering firm would be the same.

The committee requested that Henry Swartz obtain town board approval to retain Mr. Schmitt to draft this portion of the steep slope EPO regulations mirroring or utilizing the NYS DEC storm water regulations.

The Committee then returned to its review of the ridgeline/ scenic view EPO regulations and carefully reviewed each component thereof and agreed to the following changes:

1. Change applicability so that the activity or development must fall within the zone, not merely the parcel upon the activity or development is occurring.
2. Delete the reference to building inspector in subparagraph A(1)
3. Add the 25 foot maximum height of any construction within the overlay zone to the bulk requirements table.

Additionally the committee requested that Tal Rappleyea review the minutes from prior meetings with respect to the percentage of impervious surfaces since this portion of the EPO regulations limits the amount of coverage of the parcel to 20% and to review other towns similar requirements.

The next meeting is scheduled for September 16, 2015 at Chatham Town Hall in the meantime the committee asked Tal Rappleyea to provide a punch list of the final items which need to be cleaned up in advance for preparation of the first draft of a proposed new law for final review and recommendation to the Town board.

On a motion by Henry Swartz seconded by Aven Kerr the meeting was adjourned at 8:15pm.