

Town of Chatham Planning Board  
Meeting Minutes

May 9, 2017  
Approved Copy

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Members Present:

Gabriella Sperry, Chairperson  
Angus Eaton  
Robert Walker  
Cindy Meyers  
Jonathan Catlett  
Kim Garrison – Town Attorney

Nan Stolzenberg  
Members Absent:

Aven Kerr  
Frank Haimbach

Public Present:

Bill Stratton  
Sara Querbes  
Andy Didio  
Kandace Eaton  
Kathy LaPlante  
Chad Lindberg  
Claiborne Walthall  
Daniel Persing  
Michelle Aplan  
Meg Agnew  
Peter VanAlstyne  
Larry Machiz

The May 9, 2017 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry and the Pledge of Allegiance was led by Robert Walker. Chairperson Sperry began with the Approval of the April 11, 2017 motion to approve the minutes as written made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

**Columbia 295 LLC (Bill Stratton)**

**Pole Barn on ROUTE 295**

**Public Hearing**

Andy Didio states he is from Taconic Engineering and is representing Bill Stratton for the Pole Barn on Route 295. Chairperson Sperry asks if the Pole Barn is going behind the chain link fence that is currently on the property and if they have the receipts from the mailings to the abutters. Mr. Didio states he has them back at the office and will bring them back and that they are going to cut the fence were the building is going so the fence will be attached to the building.

Chairperson Sperry opens the Public Hearing at 7:04PM.

Chairperson Sperry asks if there are any questions or comments from the Public – no response. Chairperson Sperry closes the Public Hearing at 7:04PM.

Chairperson Sperry states the Planning Board requires the receipts to be submitted; the fees and escrow have been submitted.

Motion to Approve the Application as presented and subject to the receipts from the mailings received made by Ms. Meyers, seconded by Mr. Walker, all in favor, motion carried.

**Robert & Priscilla Schults (Peter VanAlstyne)**  
**Subdivision on Daley Rd & County Rte. 9**  
**Public Hearing**

Peter VanAlstyne, the Engineer representing the Applicant states the parcel is already naturally divided by the highway and both lots exceed the acreage for the minimum lot size for this zoning and presents the Board with the return receipts for the mailings to the abutters.

Chairperson Sperry opens the Public Hearing at 7:08PM.

Chairperson Sperry asks if there are any questions or comments from the Public – no response. Chairperson Sperry closes the Public Hearing at 7:08PM.

Chairperson Sperry asks if there is anything else from the Board – no response.

Motion to Approve the Application for subdivision as presented made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

**Hillary Corsun/Dog Wood Farm LLC**  
**Farm Store on 85 Hartigan Rd.**  
**Public Hearing**

Sara Querbes, states she is here representing her spouse Hilary Corsun and presents the Board with a letter from Hilary giving her permission to represent. Ms. Querbes presents the Board with the return receipts from the mailings to the abutters.

Chairperson Sperry opens the Public Hearing at 7:11PM.

Chairperson Sperry asks if there are any questions or comments from the Public – no response. Chairperson Sperry closes the Public Hearing at 7:11PM.

Chairperson Sperry asks if there is anything else from the Board. Mr. Eaton asks when the farm stand intends to be open. Ms. Querbes states they are hoping to be open by the summer.

Motion to Approve the Application as presented made by Ms. Meyers, seconded by Mr. Eaton, all in favor, motion carried.

**Flying Deer Nature Center**  
**122 Daley Road**  
**Informational**

Clay Walthall begins by introducing himself as the attorney representing the Applicant as well as Michelle Apland and Meg Agnew from Flying Deer as well as Larry Machiz the Attorney for the

Laskins, the current property owner and that Flying Deer is intending to move from the current New Lebanon location to 122 Daly Road. Ms. Aplan then explains to the Board the programs they run and not all will be run on Daley Road, they do a lot of programs off site, they serve over 300 kids and adults in 3 different states. Mr. Walthall states this is a non-residential use in the RL-2 Zone and they have already received a partial hardship waiver from the Town Board and have already been in front of the ZBA and they have brought a binder with letters of support from neighbors, parents, etc.... Ms. Agnew states they are currently paying month to month rent and this is a great opportunity for them to have a permanent home. Mr. Walthall then reads through the narrative submitted by the Applicants since the Board did not receive it prior to the meeting. Ms. Stolzenberg asks if the driveway is going to be widened to the 25ft, Ms. Agnew states it is, it is currently only 10ft and they need to accommodate two-way traffic. Mr. Walthall states there won't be any deliveries or busses, Ms. Agnew then presents the Board with the traffic charts. Ms. Garrison asks if the numbers in the traffic study are based on the current location, Ms. Agnew states it is. Mr. Walthall states the ZBA had asked about events and the only event is Family Day, this would be one Saturday a year with about 75 cars and 120 people potentially and they could use the fields for overflow parking.

Mr. Walthall states they have prepared an Agricultural Data Statement to send out to the Agricultural properties within 500ft and asks who would send that out. The Board states they are not sure who's responsible, Ms. Stolzenberg states it is not with the Application, Mr. Walthall states they will send that. Chairperson Sperry thanks the Applicant for being well prepared for this meeting and the members would all like to do a site visit as well.

Mr. Walker asks if they plan on doing more weeks of summer camp, Ms. Aplan states it is possible but not at this location. Chairperson Sperry asks about the use of the existing building as well as the swimming pool, Mr. Walthall states the residence is going to stay a residence and that Flying Deer is all outside and they have no intention on keeping the pool. Chairperson Sperry asks about the classrooms, Ms. Aplan explains the site map and the campsites and where the days will be spent with the campers are marked in yellow and the homeschool program is run till mid December and then starts back up in March and they run on public school closings as well. Mr. Walker asks if they are governed by the County Dept of Health and Ms. Aplan states they are. Mr. Catlett asks about fires and Ms. Aplan states they sometimes start the day with a small teepee fire but they follow the state regulations on open burning. Chairperson Sperry asks if a fire hydrant is required on the property and Ms. Aplan states it hasn't been before.

Chairperson Sperry asks about the water supply for the camp, Mr. Walthall states there is an existing water supply with the land and they will be having an engineer look it over.

Chairperson Sperry inquires about the SEQRA review, Ms. Garrison states John Lyons is looking into it and that this Application should go to the Columbia County Planning Board and that this Board should make sure the Application is complete then move onto the SEQRA review.

Mr. Walthall states the Department of Health has to be involved to operate a summer camp, Mr. Eaton asks if they regulate the pit toilets and Mr. Walthall states they do.

Chairperson Sperry states the parking area is a small disturbance, Ms. Stolzenberg adds it is small enough that it won't trigger DEC. Chairperson Sperry asks about the traffic, Mr. Walker points out the errors he thought were on the traffic study. Ms. Aplan clarifies the errors and will make the adjustments. Ms. Stolzenberg states that 100 cars in a day would trigger a traffic study and the Board has to ask specific questions that pertain to this road due to the narrowness, angles and dust control. Ms. Agnew states they have been working with Joe Rickert, the Highway Superintendent and have considered a possible drop off point on the 295 entrance of the road.

Chairperson Sperry asks the Board if there are any other questions, such as lighting, Ms. Aplan states they are not adding any lighting. Mr. Catlett asks if they will be playing music with speakers, etc., Ms. Aplan states they may use a small drum, no speakers. Mr. Eaton asks once they are approved are they limited to a certain number of kids, Ms. Garrison states the Board can make that a condition. Ms. Stolzenberg asks about the Family Day where they would expect 120 people if that is based on previous years, the Town of Chatham code states an event of 300 or more requires a special permit, Ms. Aplan states it is and it is not open to the public it is only for existing relationships. Ms. Stolzenberg asks about signage and states it is in the code under 180-17, Mr. Walthall states it is not definite yet, but they may do one directional and one business sign. Ms. Stolzenberg asks if there will be any deed restrictions when the land is transferred, Mr. Walthall states the owners of the land would like to do that.

Chairperson Sperry states to sum up what the Board still feels is needed, such as signage, traffic numbers fixed an answer on the Agricultural Data Statement and who will be lead agency for SEQRA. Ms. Garrison adds the possibility of a joint meeting between the Planning and Zoning Boards would be an option as well. Chairperson Sperry states next month the Board will decide on setting a Public Hearing, Ms. Stolzenberg states they need to contact the fire department as well about emergency access.

#### **Miscellaneous Business:**

Chairperson Sperry asks about the mapping software and the internal checklist the Board would like to refer to. Ms. Stolzenberg states the Board should list the maps they want and there is a free version available of the GIS Software that is included with the Towns Comprehensive Plan.

Motion made by Mr. Eaton to Adjourn, seconded by Mr. Walker, all in favor, motion carried.

Meeting Adjourned at 9:00PM

Respectfully submitted,

Erin Costa, clerk

Gabriella Sperry, Chairperson