

Town of Chatham Planning Board
Meeting Minutes

April 11, 2017
Approved Copy

Members Present:

Gabriella Sperry, Chairperson
Frank Haimbach
Robert Walker
Angus Eaton
Jonathan Catlett
Cindy Meyers
Aven Kerr

Public Present:

Bill Stratton
Dan Russell
Andy Didio
Kandace Eaton
Maria Lull
Donna & Stanley Staron
Hilary Corsun
Cassie Schneider
Raymond Schneider
Barbara Schneider
David LeHabre
Peter VanAlstyne

The April 11, 2017 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry and the Pledge of Allegiance was recited. Chairperson Sperry began with the Approval of the March 21, 2017 motion to approve the minutes as amended made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

Communications:

Chairperson Sperry states there was an email received from the County Highway Dept. regarding the Schultz subdivision which will be discussed further with the Application.

Donna & Stanley Staron (Dan Russell)

Subdivision on 162 Merwin Rd.

Public Hearing

Chairperson Sperry opens the Public Hearing at 7:02PM. Dan Russell, the engineer representing the Applicant states the Board already has the maps for the subdivision. Chairperson Sperry states it is 51.2 acres being merged with the adjoining lands and the corrections have been made to SEQRA from the March 21, 2017 meeting, although it can be waived since the lands are merging with adjoining parcels and there is no intention to build.

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 there is not much to discuss by the Board since it is a court ordered subdivision and adds that the \$50.00 sketch plan fee is not applicable since there is no new lot created, therefore the total owed is \$125.00 for the Application and Approval fees. Mr. Russell states he will come in on Thursday to pay the fee and pick up the plans.

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

Columbia 295 LLC (Bill Stratton)

Pole Barn on ROUTE 295

Informational

Andy Didio, the Engineer representing the Applicant, presents the Board with the elevations for the pole barn. Chairperson Sperry states the pole barn is less than the 4,000 sq. ft. limit for SEQRA, the disturbance is too small. Mr. Walker adds the timer for the lights is noted on the plans from 6am to 9pm. Mr. Didio states the sign has also been changed, it is smaller now at 3' x 18'. Chairperson Sperry asks about the amount of trucks that will be in the parking lot, Mr. Didio states up to 5 at a time and Mr. Stratton adds they will be behind the fence as they are now. Chairperson Sperry asks the Board if the Application is deemed complete.

Motion to deem the Application complete and schedule the Public Hearing for May 9th, 2017 made by Mr. Catlett, seconded by Mr. Haimbach, all in favor, motion carried.

Robert & Priscilla Schults (Peter VanAlstyne)

Subdivision on Daley Rd & County Rte. 9

Informational

Peter VanAlstyne, the Surveyor representing the Applicant presents the Board with new maps that now have the location map added and percolation tests. Mr. VanAlstyne adds that the subdivision is for a parcel that is already separated by the County Road and they want to make it two 15 acre parcels. Chairperson Sperry reviews the email from the County Highway Superintendent and adds that this would need to go before the County Planning Board for a referral before this Board can vote on it. Mr. VanAlstyne states the email is just stating that the existing driveway is sufficient per the County. Mr. Haimbach asks if there are plans for a dwelling on the new parcel, Mr. VanAlstyne states it is a possibility in the future, the owners are looking to sell the house.

Chairperson Sperry states the SEQRA is included in the Application, but the Board needs to wait till they hear back from the County Planning Board. Mr. VanAlstyne states he will be back on May 9th, 2017 and hopefully have the Public Hearing set for June.

Hillary Corsun/Dog Wood Farm LLC

Farm Store on 85 Hartigan Rd.

Informational

Chairperson Sperry begins by thanking the Applicant for her submissions per the March 21, 2017 meeting, and adds that SEQRA has also been changed and is now correct, however a SEQRA review is not required due to the Agricultural exemption.

Chairperson Sperry asks the Board if they agree the Application is complete and schedule the Public Hearing.

Motion to deem the Application complete and schedule the Public Hearing for May 9th, 2017 made by Mr. Haimbach, seconded by Mr. Walker, all in favor, motion carried.

Chairperson Sperry asks about the signage and hours, Ms. Corsun states the signage is in the Application and the hours are minimal, Friday afternoons and to mid-day on Saturdays. Chairperson Sperry adds that there are six parking spaces on the site plan.

Other Business:

- Chairperson Sperry states she wants to have a master checklist for all Applications so the Board can look at that and know what stage an Application is at. Mr. Walker states he has started a checklist for minor subdivisions and is going to work off of that.
- Chairperson Sperry discusses with the Board the two hardship waivers that were granted at the Town Board meeting for Flying Deer on Daley Road and Santoro on Dorland Road and that the Board should be prepared to see these applications in the near future.
- Mr. VanAlstyne returns to the meeting and states that he was just informed that the County does not review subdivisions. Chairperson Sperry asks if we can contact the County tomorrow and find out for sure. Motion made by Mr. Eaton to declare the Town Planning Board as lead agency for the Schultz subdivision if it does not have to go to the County and set the Public Hearing for May 9, 2017, seconded by Ms. Meyers, all in favor, motion carried.

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

Meeting Adjourned at 8:05PM

Respectfully submitted,

Erin Costa, clerk

Gabriella Sperry, Chairperson