

Town of Chatham  
Meeting Minutes January 9, 2018

Planning Board  
Final Copy

\*\*\*\*\*

Members Present:

Public Present:

Robert Walker, Planning Board Vice Chairperson  
Cindy Meyers  
Angus Eaton  
John Catlett  
Frank Haimbach - Absent  
Gabriella Sperry - Absent

Dan Russell, Cindy Elliot  
Bill Stratton, Maria Lull

The January 9, 2018 Planning Board meeting was called to order at 7:00 PM by Vice Chairperson Robert Walker and the Pledge of Allegiance was recited. Vice Chairperson Walker began with the Approval of the minutes of the December 12, 2017 meeting motion to approve the minutes as amended made by Mr. Catlett, seconded by Ms. Meyers, all in favor, motion carried.

**Ordway**  
**Lot Line Adjustment**  
**26 Decker St.**  
**Public Hearing**

Vice Chairperson Walker states they received communications from Peter VanAlstyne with an outline confirming what it is they are doing. Vice Chairperson Walker added the statement regarding parcels already separated by a roadway and for this reason there is no further review needed or a public hearing.

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

**StonyKill, LLC**  
**Subdivision**  
**Highland Rd.**  
**Informational**

Vice Chairman Walker reads the communications the Board received back from John Lyons stating this does not meet the Town Code for a minor subdivision due to the parcels not having road frontage and a conservation subdivision would apply. Mr. Russell states they have some consultants they need to discuss this with before they continue. Vice Chairman Walker states there are a lot of requirements this would need, therefore the Town would need a \$5,000.00 escrow as well. Mr. Russell states that the major subdivision has to do with the road frontage and not the number of parcels.

**Harvey & Gabriella Sperry**  
**Subdivision**  
**96 Jefferson Hill Rd.**  
**Informational**

Cindy Elliott, the land surveyor representing the applicant states that this is a minor subdivision, not a lot line adjustment. Ms. Elliott explains the maps and that they are paying taxes on 2 parcels and want to change it to 3 parcels. Ms. Elliott adds that the parcels are located in an archeological sensitive area, but they are not planning on building anything. Vice Chairman Walker states the Board can begin the process and deem the application complete if it is agreed this is a minor subdivision and run through the new checklist. Vice Chairman Walker adds that Part I of SEQRA has been received as well as the letter of authorization has been received.

Motion to deem the Application complete and schedule the public hearing for February is made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

Vice Chairman Walker adds that they are endangered species on one of the parcels, Ms. Elliott states they are not planning on doing anything on that parcel and it already has buildings on it. Mr. Eaton states they will still need the required letter from the National Heritage regarding the Northern Harrier, Ms. Elliott state she will contact them and have the USGS quadrant added to the maps.

**Cabot/Cohen**  
**Lot Line Adjustment**  
**248 New Concord Rd.**

Dan Russell, the land surveyor representing the applicant states that first he has an update on Cabot and the county issued a stop work order and the owner has to make changes per Columbia County Highway Dept.

**Daniel Klebes**  
**Lot Line Adjustment**  
**1231 & 1219 County Rte. 13**  
**Informational**

Mr. Russell states regarding Klebes an encroachment was discovered when they were doing a survey for a real estate transaction and they need to fix the encroachment with the lot line adjustment. Vice Chairman Walker states the well does not meet the set back, Mr. Russell states they will adjust the line. Vice Chairman Walker adds question 2 on SEQRA was also not answered.

Meeting Adjourned at 8:10PM

Respectfully submitted,

Erin Costa, clerk

Gabriella Sperry, Chairperson