

TOWN OF CHATHAM
488 ROUTE 295, CHATHAM, NEW YORK 12037

Town Board Meeting
February 1, 2018, 6:00 PM

PRESENT: Supervisor Maria Lull, Councilman Bob Balcom, Councilwoman Landra Haber, Councilman John Wapner, Councilman Kevin Weldon, Town Clerk Beth Anne Rippel

CALL TO ORDER: Supervisor Lull called the meeting to order at 6:00PM and led the pledge to the flag.

RESOLUTION #48-18 Offered by Supervisor Maria Lull, moved adoption as follows:

WHEREAS, the Town of Chatham Superintendent of Highways, Joseph Rickert, requests the Chatham Town Board **Rescind Resolution 159-2017, adopted October 19, 2017:**

Offered by Councilman Bob Balcom, moved adoption as follows:

WHEREAS, the Town of Chatham Superintendent of Highways has received a sole bid for (One) Used 2008 International 4400 SBA cab chassis and flatbed body to be used as a calcium truck for Town Highways, and

WHEREAS, there is unused monies budgeted in the Debt Service Serial Bond Principal Account (DB9710.6) in the sum of \$56,101.00, and

BE IT RESOLVED, that the Town Board accepts the bid for (One) Used 2008 International 4400 SBA cab chassis at \$17,500.00 and flatbed body at \$6000.00 from Ben Funk, 3609 Route 9, Hudson, NY for the total sum of \$23,500.00 paid with money budgeted in the Debt Service account (DB9710.6).

Councilwoman Landra Haber seconded the resolution.

Vote: Ayes All, 5 Nays None Resolution Adopted.

NOW THEREFORE, BE IT RESOLVED, that the Town Board rescinds Resolution 159-2017, adopted October 19, 2017, due to item no longer being available.

Councilman Kevin Weldon seconded the resolution.

VOTE Ayes: Lull, Balcom, Haber, Wapner, Weldon Nays: None Resolution adopted

RESOLUTION #49-18 Offered by Supervisor Maria Lull, moved adoption as follows:

WHEREAS, the Town of Chatham Superintendent of Highways, Joseph Rickert, advises the Town Board of his intent to sell surplus Town Highway Department equipment pursuant to New York State Highway Law 142 S(5) or sell as scrap metal; and

WHEREAS, the Highway Superintendent, Joseph Rickert, has proposed to sell the following items as surplus or scrap metal:

(12) Miscellaneous Plow Blades

(85) Miscellaneous Plow Shoes

(11) Miscellaneous Plow Frame Legs

NOW THEREFORE, BE IT RESOLVED, that the Chatham Town Board authorizes the Highway Superintendent to remove the above items from Highway Inventory and to sell as surplus and/or scrap metal.

Councilman John Wapner seconded the resolution

VOTE Ayes: Lull, Balcom, Haber, Wapner, Weldon Nays: None Resolution adopted

TOWN BOARD DISCUSSION WITH TOWN PLANNER NAN STOLZENBERG

Stolzenberg gave the Board an overview of her work thus far to implement recommendations that the first Zoning Implementation Committee took from the Comprehensive Plan. Her current recommendations are split into two different phases but she recommended that everything be moved forward at once so the Town would not be required to go through the SEQRA process multiple times.

Two major subjects that the Committee has not yet finalized were subdivisions and roads. Stolzenberg explained some differences between the subdivision and zoning laws and recommended that the Board particularly look at the Use Table as a subset of addressing Phase One. The Committee also examined elements of the design standards—water study, demolition, density, and setbacks.

Stolzenberg requested that the Board decide its preferences in going forward. Besides the legal process—putting a notice in the paper, holding public hearings, going through the county, adopting changes as a local law, etc., some decisions are a matter of preference. Stolzenberg recommended that, given the extensive nature of the upcoming zoning changes, the Board should pass a resolution to rescind the old law and replace it with a new law when the time comes. In addition, she mentioned that the Board may wish to discuss certain elements with the Planning and Zoning Boards and the public before finalizing certain areas. Either way, Stolzenberg recommended that the Board move forward soon to help the Planning and Zoning Boards with the current law they are operating under.

Stolzenberg took some time to discuss subdivisions and roads. The Board also had questions in regards to dealing with rural roads and Stolzenberg noted that the roads are an interesting situation to deal with since there are four different elements to consider—the zoning law, the subdivision law, the highway standards, and the policies of the town set up through highway reports and discussions among town officials. There was discussion of some of the work that the Roads Committee did and Stolzenberg stated that while rural roads were not her area of expertise, she recommended that the Board look more carefully at these areas, determine what triggers raise red flags for the Planning and Zoning Boards, create a maintenance and capital improvement plan with the Highway Department, and talk to an experienced engineer.

Balcom and Stolzenberg explained various parts of the Use Table for the Board. Balcom recommended that the Board not go through the Use Table line by line since the Committee already did that and conducted a legal review with John Lyons. He recommended that they focus on special areas that Stolzenberg listed.

Stolzenberg recommended that the Board communicate with the Planning and Zoning Boards annually about the documents so that they can add definitions, clarify confusing areas, etc. in order to maintain a workable document. She further emphasized that the Board needed to leave the meeting with a clear plan going forward. The Board went through several detailed areas on the Use Table and concluded that discussion with a request that Stolzenberg email them her annotated version for further review. The next meeting was scheduled for Wednesday, March 7 at 6PM.

PUBLIC COMMENT

-Rick Werwaiss asked if future workshops would be held and if local contractors would be involved. Lull responded yes, adding that Planning Attorney John Lyons would also participate.

-Tricia Lasky asked who the zoning enforcement would fall to, particularly in regards to PS-21. Lull responded that the Code Enforcement Officer in the Building Department deals with those issues, not the Town Board.

MOTION TO ADJOURN: On a motion by Councilman Kevin Weldon and seconded by Councilwoman Landra Haber, the meeting was adjourned at 7:55 PM. Motion carried.

Respectfully submitted by, Beth Anne Rippel, RMC, Town Clerk/Tax Collector