

Town of Chatham
Meeting Minutes September 11, 2018

Planning Board
Draft Copy

Members Present:

Public Present:

Gabriella Sperry, Chairperson
Sue Tanner
Robert Walker
John Catlett
Frank Haimbach
Cindy Meyers
Angus Eaton

Roger Smith, CarryLee Tarte
Rick Werwaiss, Lucinda Buckley

The September 11, 2018 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 minutes of the August 14, 2018 meeting motion to approve the minutes as written was made by Mr. Eaton, seconded by Ms. Tanner, all in favor, motion carried.

Communications:

Chairperson Sperry states she received some emails from potential Applicants that she would like to discuss with the Board after the Applications are discussed.

Old Business:

**Tomczyk/ Ah-Chuen
Area Variance
Cotter Rd.**

Chairperson Sperry states the Board did a site visit and Mr. Catlett will be doing a thorough write up on the visit.

New Business:

**Roger & Joanne Smith
Minor Subdivision
493 State Route 295**

Mr. Eaton presents the Board with the GIS Mapper he did on the parcel. Mr. Smith explains the subdivision of the 3.1 acres is to his daughter to build a house. Chairperson Sperry states it is in the RL3 Zone, which is a minimum of 3 acres. Mr. Walker states that needs to be noted on the maps, and Chairperson Sperry states contour lines need to be added as well. Mr. Walker asks about the wooded areas, and the wetlands on the parcel. Mr. Eaton states part of the parcel shows

up on the Federal Wetlands, therefore the Board will also need something in writing from the Army Corp as well as a perk test to be sure it is a buildable lot. Chairperson Sperry adds that the septic tanks for the current dwellings need to be indicated on the maps. Mr. Walker runs through the checklist and adds that the surrounding land owners need to be listed. Mr. Eaton states the will also need to get an approved curb cut by the state before building. The Board agrees to have 3 members do a site visit at 8am on September 15th.

**North Chatham Free Library
Minor Subdivision
Hamlet of North Chatham**

Two members of the Library introduce themselves to the Board. Mr. Walker adds for the record he does do volunteer projects at the library. Ms. Buckley explains the change in the lot line on the maps and this will be adding much needed parking. Chairperson Sperry asks if the entrance will remain the same, they confirm it will. Chairperson Sperry adds that they will need to do a site visit, since they have regular business hours they members will each confirm a site visit. Ms. Buckley adds that this will make parking for events a much safer environment for all by decreasing the parking on the road and as part of the agreement they also have to put a fence up between the neighboring property. Mr. Walker states the fence, parking and plantings need to be added to the maps.

Motion to determine this as a Minor Subdivision made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

Mr. Eaton explains the changes made to Part I of SEQRA and the letter needed for the Northern Heritage Foundation.

Motion to declare the Planning Board as lead agency for the SEQRA review is made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

Ms. Meyers adds that the land owners across the street also need to be listed, Mr. Walker adds the septic needs to be indicated as well.

Motion to determine the Application is complete and schedule the Public Hearing for October made by Ms. Meyers, seconded by Mr. Haimbach, all in favor, motion carried.

Communications:

Chairperson Sperry states she received an email for a subdivision at 954 Albany Tpke. and the road frontage would only be 240ft for each lot, therefore she would need to go before both Boards.

Chairperson Sperry states she received an email from Matt Greitzer regarding a possible distillery on High Bridge Road and that these two parties need to decide if they want to go through the process or not.

Meeting Adjourned at 8:21PM

Respectfully submitted,

Erin Costa, clerk

Gabriella Sperry, Chairperson