

**TOWN OF CHATHAM PLANNING BOARD  
JUNE 9, 2009**

**FINAL COPY  
MEETING MINUTES**

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**Members Present:**

Jack Schultz, Chairman  
Dorothy Mackerer  
Tony Ooms  
Donna Staron  
Bill Bulick  
Maria Lull  
Paul McCreary, Engineer

**Members Absent:**

John Hanna

**Public Present:**

Tom Clark	Nancy W. Clark
Kevin K. Albert	Elizabeth M. Hurley
Cynthia K. Elliot	Janie Trumpy

The June 9, 2009, Planning Board meeting was called to order at 7:00 PM by Chairman Jack Schultz. The Pledge of Allegiance was recited. Engineer Paul McCreary reported that there will be a continuing education program offered through Columbia County Planning where Dave Everett will be presenting information on SEQRA and Morris Associates will be doing a session on Storm water Management. Dates will be announced at a later time. Jack Schultz reported that some planning board members attended a recent conference regarding well drilling and potential problems. Others attended a program offered by the Columbia County Conservancy on natural habitat and the environment. Maria Lull moved and Donna Staron seconded that the minutes from the previous meeting be adopted. This carried.

Jack Schultz reported that Richard Sardo, who was representing Sara Wood, dropped off maps for signing, however upon inspection of these maps, there was no indication that an easement had been obtained, which was one of the stipulations. Mr. Sardo said that Darcy Construction stated that there was no impingement of the septic system on the Babcock property, so an easement was not needed. There were also other problems with this map--- i.e. no leach field was evident. The Board would like a letter from whoever did the investigation determining that there was no impingement of the septic system prior to having the maps stamped. Chairman Schultz will contact Mr. Sardo. Dorothy Mackerer moved that Jack be given permission to contact Mr. Sardo on behalf of the Board. Bill Bulick seconded the motion and it carried.

1. Malden Bridge Community Center, Inc.  
Site Plan Review  
PUBLIC HEARING

Kevin Albert is representing the group as a Board member, and Liz Hurley and Nancy Clark are also present from the Board. The new site plan showing the placement of the lights along with a listing of types of events that might be held at the center had been submitted. The Health Department does not consider this to be a change of use, so did not require any new permits, etc. If the Post Office does rent from this facility, other state requirements may have to be met. When this project came before the ZBA, they preferred to handle both special use permits at once, so the applicant did not have to return if the Post Office becomes a reality. Everything on the site plan is the same as it was. Once it is approved, they will be getting a building permit for the construction of the handicapped access. The parking has not been changed, and there are enough spaces for the capacity. If there is a change in the existing sign, this will go through the Building Department. There will be no ongoing food service. Bill Bulick remarked that this project is well received in the community. The Public Hearing was opened at 7:25 PM.

Bill Clark stated that he was in support of this project, and that it is very exciting. The Public Hearing was closed at 7:26 PM. Bill Bulick moved that the site plan be accepted. Tony Ooms seconded the motion and it carried unanimously.

2. Tom Clark  
Subdivision Request- Shaker Museum Rd.  
INFORMATIONAL

Mr. Clark stated that he has 600 acres of land on Shaker Museum Rd. and he is interested in long range planning for about 500 of these acres. He is working with Cindy Elliot and Janie Trumpy on this. About 250 of the aforementioned acres have been in a conservation easement since 1993, and he is presently working with the land conservancy to make some changes. 160 of the acres he wishes to divide differently, resulting in 2 building sites. His goal is to protect the view shed and preserve farming. Once finalized, the land conservancy will work with him to add to the current easement so that the land is protected. Ms. Elliot distributed maps. She showed a present map where one parcel of 46 acres is landlocked. The goal is to move from 4 parcels to 3. The house plus 12.74 acres would be one parcel, the landlocked piece would be given 240' of frontage and lot C will have 242' frontage (55.55 acres). All would then be legal lots with 2 house sites. Access will be through an existing farm road to these 2 house sites, so there will be no additional road cuts. A question was asked about the elevation of the houses. The plan would be

for about 500', but the house sites will not be able to be viewed from the road. There was a question about a stamped map of the present configuration, which Ms. Elliot will obtain. There was some discussion as to what can be placed inside the ADA and outside of it, according to the Land Conservancy. Engineer McCreary suggested that the residential sites, if 5 acres, would require a full storm water prevention plan. This could be eliminated if the sites were to be less than 5 acres. A driveway agreement will need to be drawn up for maintaining same. Wetlands and elevations are also needed on the maps, as will a deed restriction on the south corridor which has a stream. Bill Bulick wondered why they were considering a shared driveway. The intention is not to spoil the visual appeal. Percolation tests were requested in the building envelope. This project will return next month for additional distribution of information.

Donna Staron moved and Dorothy Mackerer seconded that the meeting be adjourned. The meeting ended at 8:09 PM.

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Jack Schultz, chairman

Respectfully submitted,

Marilyn Cohen, clerk