

**TOWN OF CHATHAM PLANNING BOARD  
FEBRUARY 10, 2009**

**FINAL COPY  
MEETING MINUTES**

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**Members Present:**

Jack Schultz, Chairman

Dorothy Mackerer

Tony Ooms

John Hanna

Bill Bulick

Maria Lull

Donna Staron

Paul McCreary, Engineer

**Members Absent:**

None

**Public Present:**

Terri Ann Dougherty Matt Powers

Larin McLaughlin Eric Harris-Braun

Elaine Ranney Herbert Ranney

Margaret Carlough Brian Bean

J. Leopold Mrs. Clark

Chairman Jack Schultz called the February 10, 2009, Planning Board meeting to order at 7:00 PM. The Pledge of Allegiance was recited. Maria Lull moved and Bill Bulick seconded that the minutes from the January, 2009 meeting be approved. This carried.

Chairman Schultz congratulated the Board at its full attendance at the Comprehensive Plan meeting with the Town Board the previous week. John Hanna stated that there was a good exchange of views with positive dialogue on matters where different opinions were held. Many of the proponents of the plan feel it's a philosophical plan to be put out and then the zoning would be developed around it, but this may not work legally, as the needs of the Boards must be expressed. Bill Bulick wondered about the legal issues. Chairman Schultz explained that there are far-reaching impacts, so an extensive SEQRA is needed with possibly a DEIS. Much clarification is still needed.

1. P-17-08 Kevin and Terri Dougherty  
Subdivision Request on Rt. 66 near Pitt Rd.  
PUBLIC HEARING

Terri Dougherty passed out new maps. 12.3 acres will be connected to the Buckley property. On the remaining 42.6 acres a new house will be built. Maria Lull wondered if a letter would be needed giving Terri permission to represent Kevin's interests. The title and deeds were turned in along with the information regarding how far the line goes to the stream, as requested by the Planning Board. After some discussion, during which Engineer Paul McCreary stated that once the map is

submitted, it would delineate this for all time, the Board decided that the Town Lawyer should check this before maps are stamped, should the subdivision be approved. Mr. Rappleyea will also be asked about the need for a past history on this parcel. The surrounding property holders were added to the map, as well as the postal receipts. Gaj, one of the adjoining property holders, had not been notified of the Public Hearing. Ms. Dougherty showed the Board the information she had been given by the Town Assessor, and that name mistakenly did not appear. This will be taken up with the lawyer; although it was felt by Chairman Schultz that due diligence had been met. The flood plains had been added to the map. John Hanna asked if Parcel 2 would be placed into the Land Conservancy. Attorney Powers stated that he didn't know. Mr. Buckley, to whom this

land will be sold, stated that at this time it would not be, however at some point in the future it could. Currently it is a hay field and the plan is to keep it as that. A letter from Highway Supervisor Joe Rickert indicated that there are no problems with either possible driveway cut. The hook on the map showing that the property is joined is now on the map, so all information requested has been submitted. The Public Hearing was opened at 7:33 PM.

Jody Leopold, a neighbor, was worried that something would be built on the property obstructing the view shed or that it would be further subdivided. Mr. Hanna commented that she and the applicant are going to be neighbors, and could discuss this. If anything other than a residential use were to occur on the property, the applicant would have to return to the Board.

Mrs. Clark wondered if the home is in keeping with the others in the area. This is not germane to this hearing.

Jody Leopold wondered if a non-residential use would be permitted. Her husband then asked if it was conceivable that the present hay field could be used for something else. Yes, but approvals would be needed, at which time a lot of information as to what the impact might be would be required. The Public Hearing was closed at 7:50 PM. The Short Form SEQRA application, which shows no significant adverse effects to the following: air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or

disposal, potential for erosion, drainage or flooding problems was reviewed. Also, there are no aesthetic, agricultural, archaeological, historic, or other natural or cultural resources or community or neighborhood character concerns. There are no significant effects to vegetation or fauna, fish, shellfish or wildlife species, significant habitats or threatened or long or short-term effects identified. Since this is the case, John Hanna moved that there is no significant adverse environmental impact with this project, and should be accepted. This was seconded by Tony Ooms and carried unanimously. A note is included that this subdivision is close to the Riders Mills area. Bill moved that once the Town attorney has reviewed the map to be sure the stream is placed correctly, and comments about the need for a history of the land, and on the fact that one of the neighboring property holders was not contacted, and all of these conditions have been remedied if needed, that this subdivision be approved, and the chairman will then be able to stamp the maps. This was seconded by Donna Staron and carried unanimously.

2. P-01-09 Quaker Meeting House  
Site Plan Review  
INFORMATIONAL

John Hanna stated that although he doesn't feel he needs to recuse himself from this project, he will check with the Town attorney. The property where this project will take place was sold to the previous landowner by him. Eric Harris-Braun and Margaret Carlough and others from the organization were introduced. Packets were distributed to the Board. A letter from the Fire Department regarding access to the building was also

handed out. To illustrate the view shed from the road, pictures with balloons were presented. The balloon indicates the highest portion of the building. There was a question as to whether the roof would be metal, and that is the intention. A planting plan for the parking area was also shown. This area was an open field, and the group would like to retain that. There is quite a bit of wooded area, and a hill on another side. The south access would see the building the most. Maria wondered if there was a plan to use this as a school. No. The building will be L-shaped and there would be some meetings during the week, a film once a month, and possibly some pot-luck suppers. The main use would be on Sunday. There was a question as to the size of the parcel.

It is 9.1 acres. The group contains 30-50 people including children. The plan is to seat 80 in the building. John Hanna commented that the nearby houses are the Powell House and the Equestrian Center. The style proposed for this structure is very different. Maria Lull wondered about parking in the back. Mr. Harris-Braun spoke to the expense of doing that. They also don't wish the worshippers to be looking at a parking lot, and the plan is to screen the parking area. Wetlands were discussed, as were the maps. There was a question about lighting in the parking lots and on the pathways. The plan is to have very little. The Board requested that the fixtures be shown. It currently shows some lights on the sign, but they may not do that but may use a reflective backing. This hasn't been decided as of yet. There was a question as to night usage of the building. Probably between 2 and 4 times per month this would occur. The utility lines will come from the pole and go underground to the building. An e-mail from the County regarding the sight line at the driveway was shown. A more definitive letter will be required from the Highway Department. There was a question about the speed limit at this site. Since nothing is posted, it is assumed to be 55. John Hanna stated that he is not sure the design of the building fits in with the character of the area. There was some discussion on this. Engineer McCreary stated that a Storm Water Prevention Plan would be needed since more than an acre would be disturbed. The applicant stated that their engineer has already checked on this and they are not disturbing more than an acre. Mr. McCreary said that no grading is shown at all. This will have to be followed up on and the applicant will have to supply proof that less than an acre is affected or the appropriate plan for the storm water will have to be submitted. There is no health department approval as of yet, and the water supply has to be checked. At one time there was a dump on the property. Crawford Associates tested the area and the report was included. The applicant just received the letter from the fire company and has not had a chance to review it. Handicapped access will need to be shown. The floor plan is being worked on. This will be needed for the Public Hearing. It must show the sprinkler systems, the egress doors and the sidewalks and paths. The surface of the parking lot will need to be decided, and any spillover parking for a large event. A preliminary grading plan and how to deal with the run-off will be needed. It was suggested that the applicant look at Appendix H of the Comprehensive Plan. The safety of

the people crossing the road needs to be assured. The Planning Board will provide a list of the questions above to the ZBA for the Public Hearing.

3. PS/21 (Questetarra)  
Site Plan Review  
INFORMATIONAL

There are two existing houses on the property of PS/21 to be used as temporary housing for the artists. The white house will have 5 sleeping units, which includes the small sleeping alcove with five parking spaces and the brown house will have 3 sleeping units with five parking spaces. The driveways will use impermeable materials, and light cuts for the lighting, which will be on the building only, will be provided at the next meeting. Building plans have already been submitted to the building inspector. The present buildings are in a colonial-type style, and this style will be maintained. The approval will be contingent upon the septic approval, which can't be obtained at this time. There are no floodplains and no designated wetlands, although there are army corps wetlands. A Public Hearing will be set for next month.

The meeting was adjourned at 9:38 PM.

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Jack Schultz, Chairman

Respectfully submitted,

Marilyn Cohen, clerk