

**TOWN OF CHATHAM PLANNING BOARD FINAL COPY**

**MARCH 10, 2009**

**MEETING MINUTES**

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**Members Present:**

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

**Members Absent:**

John Hanna  
Bill Bulick

**Public Present:**

Gary Wemple      Jack Lanphear  
Jack King          Joe Iuviene  
Barbara Iuviene    Pat Collins  
Richard Sardo      Carl S. Matuszek  
John Carroll        Nick Costa  
David Ross          Donna Curran  
Judy Grunberg

The March 10, 2009 Planning Board meeting was called to order by Chairman Jack Schultz at 7:00 PM. The Pledge of Allegiance was recited. There was a question regarding continuing education—Board members requested that the clerk send information regarding the number of hours still needed for this year. The clerk stated that to date there have not been any offerings. Engineer McCreary said that these have been cut from the State Budget, however Morris Associates can accommodate with certain workshops. The clerk will speak with the Town Supervisor about this. The Quaker Meeting House sent in a message stating that they are continuing to work on the areas of concern voiced at the last Planning Board meeting regarding the site plan.

1. PS/21 (Questetarra)  
Site Plan Review- Rt. 66  
PUBLIC HEARING

Joe Iuviene is representing the applicant. New maps were distributed that shows the lighting that will be used. Information regarding the specific lights that will be used was also submitted. A narrative of how each residence will be used was also provided. There will be 8 sleeping areas in the white house and 6 in the brown house with a common living and dining area. Postal receipts were turned in and reviewed. The Public Hearing was opened at 7:08PM. There were no comments from the public. The Public Hearing was closed at 7:08PM. 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, Maria Lull moved that since there is no significant adverse environmental impact with this project, and should be accepted. Tony Ooms seconded the motion and it carried unanimously. Maria Lull moved that the site plan presented should be approved. This was seconded by Donna Staron and carried unanimously. Tony Ooms moved that since this is a non-profit organization all fees should be waived. Dorothy Mackerer seconded the motion and it carried unanimously.

2. Sara Ward

Subdivision request- Shaker Museum Rd.

INFORMATIONAL

Richard Sardo is representing the applicant. This 3.4 acre parcel currently has two homes on it. The request is to make it into two parcels, one of 1.5 acres and the other of 1.9 acres. This is zoned H-1. Mr. Sardo will place topographic lines on the map and complete the other requirements for the map. He has also been advised that an affidavit permitting him to represent the applicant will be needed. The project will be placed on the agenda for the April meeting to receive the remainder of the information needed.

3. Tri-Village Fire Company

Site Plan Review-CR 13

INFORMATIONAL

The chairman, Jack Schultz, as a member of the Fire Company, recused himself from the meeting and moved to a seat in the audience. Deputy Chairman Maria Lull took over the meeting. Nick Costa presented the project. The location of the new firehouse will be on Rt. 13 next to the Tennis Club, which sold 4.9 acres to the Tri-Village Fire Company. The driveway will be off Cty. Rt. 13. This will be a 1-story building with 6 bays for trucks and equipment, a meeting area, bathrooms, a kitchen and some small offices, with parking areas. The property is generally flat coming up to the proposed building, then there is somewhat of an incline and then it flattens back out towards the back of the property. Both ends of the building will be open, and it will be 6560 square feet. This is a very convenient location given the proximity to Rt. 66. Deputy Chairman Lull wondered about the time frame planned. Mr. Costa stated that they have owned the property for 3 years. They are currently meeting with engineers and plan to put the project out to bid soon. They'd like to start this season and complete it this season as well. Percolation tests have been done. A conventional septic system will be required. A question was asked regarding storm water management. The soils are very good and the plan is to recharge the water onsite and place back in the ground at the rear. Test pits will be done in compliance with the DEC. All documents are in the process of being prepared. There was a question of visibility from the road. It will be seen, but it will be landscaped

and have berms. The schematics of this are being worked on. Ms. Lull asked if the building would be open to the public. The steak roast will be held here, with the service being done in the bays. They are currently working with the Red Cross to see what would be needed if the building is required for emergency use in a disaster. A question was asked whether the building would be "green." The Fire Company is currently working with NYSERDA on this. The building is going to be wood framed with a wood exterior, an on-site well and septic system and underground lines. An emergency generator will be on-site, as well. There was a question about the siren location. They are still discussing placement of same, but it will be quieter than the one currently in use in Chatham Center. A sketch of the proposed sign will be provided. It will have a red light on it showing that it is a fire house. There was a question regarding the setting up of an escrow account for the engineering review. Paul McCreary stated that he will waive his fees for this. Tony Ooms moved that the bond to the Town be waived in this case. Dorothy Mackerer seconded the motion and it carried. Ms. Lull reviewed the items that would be needed to take this to a Public Hearing: a curb cut from the county, the design of the building; a written plan for storm water prevention. The clerk will be contacted by the deadline date and informed whether the Fire Company will be ready for the Public Hearing in April.

Chairman Schultz rejoined the meeting

4. Natalia DeAmorim  
Subdivision Request- River Rd. and Highland Rd.  
INFORMATIONAL

Carl Matuszek is representing the applicant. Fees were collected. The intent is to divide off 2.3 acres to sell as a vacant lot in order to make the portion of property with the house more affordable. This area is the last lot in the H-1 zone. There was a question on the grave shown on the map. This is from the 1700's. Mr. Matuszek stated that because of the danger in setting the pin at the corner of the lot a notation will be made as to where it actually is placed. Topographic lines will be added, and a percolation test will be done. Joe Rickert, the Town Highway supervisor will be providing the driveway cut. The Public Hearing will be set for next month. Patricia Collins, an adjoining property holder was present at the meeting and expressed some concern about the proposed location of the leach field. She does not wish to have problems with her water supply, and wondered if it could be placed elsewhere. Mr. Matuszek was asked to place septic systems and wells within 200 feet of the proposed leach field on the map. Chairman Schultz also stated that he would go to look at the property.

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Jack Schultz spoke about the workshop regarding the comprehensive plan. There is currently a red-line copy with changes available. There were some questions brought up at the last meeting that were not adequately addressed, so there are some unresolved issues. No new workshop meeting had been set. The clerk will ask the Town Supervisor about this.

Dorothy Mackerer moved that the meeting be adjourned. This was seconded by Tony Ooms. The meeting ended at 8:30 PM.

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Jack Schultz

Respectfully submitted,

Marilyn Cohen, clerk