

# Town of Chatham Comprehensive Plan Steering Committee

## MINUTES

DECEMBER 7, 2005

6:30 PM

TOWN HALL

<b>MEETING CALLED BY</b>	Mike Hart
<b>TYPE OF MEETING</b>	Regular Monthly Meeting
<b>FACILITATOR</b>	Nan Stolzenburg
<b>NOTE TAKER</b>	Bob Balcom
<b>ATTENDEES</b>	Jean Rohde, Ira Marks, Randi Walker, Kary Jablonka, Mike Hart, Bob Balcom, Nan Stolzenburg, Rick Werwaiss (7:10 pm).

### Agenda topics

2 MINUTES

CALL TO ORDER

MIKE HART

<b>DISCUSSION</b>	Mike Hart called the meeting to order at 6:40 pm.
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5 MINUTES

NOVEMBER 16, 2005 MINUTES

BOB BALCOM

<b>DISCUSSION</b>	Ira Marks made a motion (2 <sup>nd</sup> Jean Rohde) to accept the November 16, 2005 minutes as written. Motion unanimously carried.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Post minutes to Town Website	Bob Balcom	ASAP

120 MINUTES

OLD BUSINESS – STRATEGY WORK

MIKE HART/NAN STOLZENBURG

<b>DISCUSSION</b>	Mike Hart gave a brief summary of last week's meeting and how to proceed this week.
<p>The committee began reviewing the Economic Development goals and strategies. Discussion centered about I.D.A.s and their purpose. Local economic development may be very different from County IDA. Sometimes County IDA goals may not match the Town's goals. Nan Stolzenburg suggested that Chatham should take leadership in its own economic activities and rely less on other IDAs. Discussion then moved to what appropriate mixed use business would be in hamlets and how the concept applies to home based businesses. Discussion then moved to the role of the ZBA and how the comprehensive plan impacts the approval process. After much discussion a general consensus emerged in which the committee should create as detailed plan as possible to allow writers of Town Code in the future to understand the original intent and direction of the plan writers. Discussion then moved to the reality of politicization of the process at the County Board level and the possibility of problems may exist in the future at the County level of the approval process. The discussion was valuable and helped set the tone on how the committee should proceed. Best quote goes to Kary Jablonka, as usual, "My mother told me you can't jump a 20 foot chasm in two 10 foot leaps."</p> <p>Discussion continued to center around business. A question arose as to whether the Town had adopted the current State Building Code? No committee member was sure and thus the committee needs to find out. The committee discussed the possibility of organizing the strategies into different categories (i.e. Seneca Falls) and will consider doing so as it proceeds. Discussion then moved to business use schedules for business districts. The committee members reviewed the current zoning maps for business district locations. It was determined that several businesses currently exist outside of the business districts. The committee raised the possibility of generating a list of unwanted businesses. Discussion then moved to the difference to Main Street style development as compared to nodal development. General consensus emerged that the committee needs to review the zoning map and determine current business use, proper location and corresponding proper zoning.</p> <p>The committee's final discussion revolved around Planned Business Development (PBD) and what it is. There currently are none located in the Town of Chatham. The committee decided that it should be removed as Planned Unit Development is being included in the strategies. The committee stopped work on page 3 of the goals and strategies.</p>	

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Verify if Town adopted current State Building Code	Jean Rohde	12/14/2006

10 MINUTES OLD BUSINESS – CONSULTANT CONTRACT MIKE HART/NAN STOLZENBURG

<b>DISCUSSION</b>	Nan and Mike have discussed the contents of the contract. Nan will update and send an updated budget and complete the contract.	
	Mike mentioned that he had sent the goals to the Town Board, ZBA and planning board. Feedback from them included re-writing part of infrastructure.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Update budget & complete contract	Nan Stolzenburg	ASAP

15 MINUTES NEW BUSINESS MIKE HART

<b>DISCUSSION</b>		
	Randi Walker asked the committee to review the NYS Open Space Conservation Plan and to send comments during the open forum period which ends in January.	
	Nan talked with Melissa Pollock regarding timeline for dot session.	
	Bob raised the request of Friends of Hudson for email contact information regarding regional land use communication. The committee decided that Bob should send them the information and allow each member to decide whether to forward their contact information.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

5 MINUTES OPEN FORUM MIKE HART

<b>DISCUSSION</b>	None.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

2 MINUTES ADJOURNMENT MIKE HART

<b>DISCUSSION</b>	Motion to adjourn by Rick Werwaiss (2 <sup>nd</sup> Bob Balcom) @ 9:50 unanimously carried.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

<b>OBSERVERS</b>	Councilman-elect Don Hegeman
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