

Town of Chatham
Meeting Minutes August 11, 2020

Planning Board
Draft Copy

Members Present:

Public Present:

Gabriella Sperry – Chairperson
Evan Young
Frank Haimbach
John Catlett
Cindy Meyers
Tal Rapplayea – Town Attorney
David Everett – Absent
Angus Eaton – Absent

Cindy Elliott, Fred Haley
Edward Williams, Peter VanAlstyne
Karen Halverson

The Auguste 11, 2020 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry at PS21 on Route 66. Chairperson Sperry began with the Approval of the minutes of the July 14, 2020 meeting, motion to approve the minutes as amended was made by Ms. Meyers, seconded by Mr. Haimbach, all in favor, motion carried.

Communications:

None

Public Hearing:

David Forer
Minor Subdivision
Seven Bridges Rd.

Fred Haley, the Land Surveyor presents the Board with the Certified Mail Receipts and the maps with the four items the Board had requested, Lot Line Adjustment added to the title, the Septic, Tax ID Number and the abutters listed on all four corners. Mr. Haimbach asks about frontage, Mr. Haley states it doesn't affect this parcel. Chairperson Sperry asks about SEQRA, Mr. Haimbach reads aloud part II and adds there is no or small impact.

Motion to declare a negative declaration for SEQRA is made by Mr. Haimbach, seconded by Mr. Young, all in favor, motion carried.

Motion to determine the application complete for a minor subdivision is made by Mr. Haimbach, seconded by Mr. Young, all in favor, motion carried.

Chairperson Sperry opens the Public Hearing at 7:08pm

Mr. Haley explains the maps to the public. A Public Member asks about a new road that was added, Mr. Haley explains the access road and the lot.

Chairperson Sperry closes the Public Hearing at 7:13pm

Chairperson Sperry asks if there are any comments from the Board and if this is in line with the Comprehensive Plan, the Board agrees it is.

Motion to approve the application is made by Mr. Haimbach, seconded by Mr. Catlett, all in favor, motion carried.

**Public Hearing:
Thomas/James Mackerer
Minor Subdivision
Rock City Road and Route 295**

Cindy Elliott, the Land Surveyor presents the new maps with the items the Board had requested, adding that the 8.8 acre parcel had previously been approved but the sale of the land was not completed. Ms. Elliott adds that a note was added stating this is not to be a separate parcel and presents the Board with the mail receipts to the abutters and the letter stating Mackerer is executor. Chairperson Sperry asks if there is anything else from the Board, no response. Mr. Haimbach review SEQRA and asks about the Historical structures, Ms. Elliott states it is the house.

Motion to declare a negative declaration for SEQRA is made by Mr. Young, seconded by Mr. Catlett, all in favor, motion carried.

Motion to determine the application complete for a minor subdivision contingent of referral to the Columbia County Planning Board is made by Mr. Catlett, seconded by Ms. Meyers, all in favor, motion carried.

Chairperson Sperry opens the Public Hearing at 7:23pm.

No Comments from the Public.

Chairperson Sperry closes the Public Hearing at 7:24pm.

Chairperson Sperry states this is in compliance with the Comprehensive Plan.

Motion to approve the application is made by Mr. Haimbach, seconded by Mr. Catlett, all in favor, motion carried.

**New Business:
Edward Williams
Minor Subdivision/Lot Line Adjustment**

258 Silvernail Rd.

Peter VanAlstyne, the Land Surveyor states this is a two lot subdivision on an 80+ acre parcel and they have the approval for the septic from the Department of Health and then explains the maps. Chairperson Sperry asks about the different survey's and the building over the property line, Mr. VanAlstyne states a variance was given to a neighbor based on a sketch plan done by the builder. Mr. Young asks about an authorization for the lot line adjustment, Mr. VanAlstyne states they are in the process of working with the neighbor on the sale of the property and the line had been drawn to adhere to the variance that was given. Mr. Rappleyea adds variance was granted on inaccurate information given by that applicant. Mr. VanAlstyne states he will rename the application to say Minor Subdivision/Lot Line Adjustment. Mr. Rappleyea adds they need to contact the neighbors and get written permission for the Lot Line Adjustment. Mr. Young states they also need to provide the correspondence with the Highway Department for the driveway, provide the new pin locations, contour lines and any wetlands. Mr. Young also asks the applicant to provide correspondence from Columbia County Department of Health speaking to approval of the septic system.

New Business:

Karen Halverson

Lot Line Adjustment

4228 Route 203

Ms. Halverson explains the maps, Chairperson Sperry asks about large survey maps the ones received are small. Ms. Halverson states she does have them and can provide them. Mr. Haimbach asks about the permission from the neighbor, Ms. Halverson states he is selling his property and in order to do that he needs to buy this piece of property that is driveway is on of hers. Chairperson Sperry states they are also missing the SEQRA form and then explains the process of the review and approval and in order for the application to be complete they will need this along with a letter from the neighbor giving her permission to act upon his behalf.

New Business:

Edward Golden Foundation

Minor Subdivision/Lot Line Adjustment

White Mills Rd.

Ms. Elliott, the Land Surveyor states she is representing Melissa Shaw and explains the maps, that it is a 64 acre parcel that is land locked and they would like to merge it with another parcel so that the entire parcel will then have road access and they have provided authorization letters from both Shaw and Gutterman. Chairperson Sperry asks what is on the parcel now, Ms. Elliott states it is all wooded now. Mr. Catlett asks about wetlands, Ms. Elliott states they will

not be disturbing anything. Mr. Young asks if there are any buildings on the 64 acre parcel, Ms. Elliott states there are not and she can provide an areal view.

Motion to declare the application a Minor Subdivision/Lot Line Adjustment was made by Ms. Meyers, seconded by Mr. Catlett, all in favor, motion carried.

Motion to accept the SEQRA Form was made by Ms. Meyers, seconded by Mr. Young, all in favor, motion carried.

Motion to declare a Negative Declaration was made by Mr. Young, seconded by Mr. Catlett, all in favor, motion carried.

Motion to determine the application complete and schedule the Public Hearing for September 8th, 2020 was made by Ms. Meyers, seconded by Mr. Haimbach, all in favor, motion carried.

Motion to declare an Unlisted Action was made by Mr. Young, seconded by Ms. Meyers, all in favor, motion carried.

Ms. Elliott requests the Board waive the contour lines, the Board agrees.

Meeting Adjourned at 8:13PM

Respectfully submitted,

Erin Reis, clerk