

Town of Chatham
Meeting Minutes November 10, 2020

Planning Board
Final Copy

Members Present:

Public Present:

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

Kenneth Blass,
Dan Russell, Linda Pelaccio
Sarah & Ellie Ward,
Richard Sardo
Vance Pitkin

The November 10, 2020 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry via googlemeet. Chairperson Sperry began with the Approval of the minutes of the October 13, 2020 meeting, motion to approve the minutes as amended was made by Mr. Haimbach, seconded by Mr. Eaton, all in favor, motion carried.

Communications:

Chairperson Sperry states the Board received an email from Linda Pelaccio and the Application will be reviewed once the violations are remedied.

New Business:

**Kenneth Blass
Minor Subdivision
17 Drowne Rd.**

Mr. Blass begins by explaining the subdivision and that the road already separates the proposed new parcels and that he is looking to sell not build. Chairperson Sperry states the Board is just doing a sketch plan review tonight. Mr. Eaton states a permit will be needed from the Army Corp of Engineers to cross the wetland with a driveway, Mr. Blass states he has a permit from DEC and the land is actually dry now, Mr. Eaton states it is actually an Article 24 Permit. Mr. Young asks about the SEAF, Chairperson Sperry states that is needed as well. Mr. Haimbach states the DEC wetland delineation is accepted for 5 years, the land will need to be re-delineated if construction hasn't begun in that time, Mr. Rapplayea states the Board can put that as a condition.

Chairperson Sperry states the Board will do the SEQRA review in December, Mr. Eaton states the Applicant should look at sections 170-21 & 170-22 of the Town Code and that list of items needs to be part of the application and a site visit should be done as well. Mr. Young states he would like to see the file from the Town Highway Department as well for the driveway.

**Jeanette Neff
Minor Subdivision
30 Cotter Road**

Mr. Sardo states he is the land surveyor and explains they had gone to the ZBA regarding the road frontage and it was determined a variance was not needed so now they are back before this board. Mr. Eaton states contours will be needed on the maps as well as a letter from the New York Natural Heritage Program regarding the Northern Longeared bat. Mr. Young states the SEAF needs to be signed.

Motion to determine the application as a Minor Subdivision was made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

Motion to determine the application as an Unlisted Action and the Planning Board as lead agency was made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

Mr. Sardo states he will add 10ft contours to the map, Mr. Eaton states they can set the Public Hearing for next month contingent on the requested information be received 10 days prior to the next meeting. Mr. Young asks for an up to date electronic version of the maps as well.

Sarah Ward
Minor Subdivision/Lot Line Adjustment
490 Shaker Museum Road

Mr. Sardo explains the maps of the lot line adjustment, Chairperson Sperry asks what the reason is, Mr. Sardo states to give more land to the southern parcel and sell the smaller parcel.

Motion to determine the application as a Minor Subdivision was made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

Mr. Eaton states this is a Type II Action for SEQRA, Mr. Young states they will need the pin set on the lot line and to have the set-backs for Hamlet 2 listed as well, Mr. Rappleyea states the set-backs are met. Mr. Eaton adds that the 150ft minimum lot width is also met. Mr. Eaton states the Public Hearing can be set for December 8th.

Other Business:

Chairperson Sperry states the Board is working on updating the application forms, Ms. Meyers states the names should be consistent with each application. Mr. Eaton states the naming convention should include the road and month of the application. Chairperson Sperry states they will review the forms over the next few months.

Meeting Adjourned at 8:16PM

Respectfully submitted,

Erin Reis, clerk