
Members Present:	Public Present:
Gabriella Sperry – Chairperson	Fred Haley – Land Surveyor, Forer Rep
Evan Young	Cindi Elliott – Land Surveyor, Mackerer Rep
Jon Catlett	Tim Mackerer - Applicant
Cindy Meyers	Donal Collins – Town Supervisor
Angus Eaton	
Tal Rappleyea – Town Attorney	

Call meeting to order

The July 14, 2020 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry in PS21 on Route 66.

Pledge of Allegiance to The Flag

Cindy Meyers led the Allegiance to The Flag.

Establish a quorum

Five members in attendance established a quorum.

Approval of Minutes

Cindy Meyers moved to approve the minutes of the June 9, meeting, as amended. Evan Young seconded the motion. All present members were in favor of approval, the minutes were approved.

Communications: None.

Public Hearing: None.

New Business:

1. An Application for a Minor Subdivision from David Forer located at Seven Bridges Rd., Old Chatham, NY, Tax ID#26.-1-23.

Fred Haley explained the application for subdivision of a 5 acre parcel, that already has a house on it, from lands of David Forer.

- a) Review Planning Board member comments on the preliminary site plan. Discussions with the board clarified that the 5 acre parcel will include land from both Tax ID#26.-1-23 and 26.-1-22, but with the aggregate addition of a single lot, it is still a two lot subdivision.

Gabriella Sperry asked that the site plan is to be titled lot line adjustment/subdivision.

Evan Young asked that the approximate location of the septic system be shown on the site plan.

Cindy Myers asked that the tax parcels be shown, rather than the area designations.
Angus Eaton asked that the corners be marked by monuments.

- b) Determine if Major or Minor
Angus Eaton moved that the application be determined to be for a minor subdivision. Evan Young seconded the motion. All present members were in favor, the motion carried.
- c) The Board determined that no site visit is required.
- d) Determine SEQRA/EAF Type, Declare Lead Agency.
Angus Eaton moved that the application be considered and unlisted action and that the Board be declared lead agency under the State Environmental Quality Review Act. Gabriella Sperry seconded the motion. All present members were in favor, the motion carried.
- e) Schedule Hearing for 8/11/2020.
Angus Eaton moved that a hearing be scheduled for August 11, 2020 provided that the board receives a revised site plan at least 10 days prior to August 11 that:
 - i. Is to be labeled as a lot line adjustment/subdivision.
 - ii. Shows the approximate location of the septic system be shown on the site plan.
 - iii. The tax parcels be shown, rather than the area designations.
 - iv. With the corners be marked by monuments.

Evan Young seconded the motion. All present members were in favor, the motion carried.

The location of the Hearing still needs to be confirmed. Tal Rappleyea noted that, under current Covid safety rules, an in-person hearing must also be streamed on-line. When the location is determined, the Secretary to the Board must inform the applicant, so that he can notify the neighbors.

- f) Board review and discussion including other Agency Coordination Jonathon Catlett determined that the application does not require agency coordination.

2. An Application for a Minor Subdivision from Thomas/James Mackerer located at Rock City Road and Route 295, Old Chatham, NY, Tax ID#47.-1-20.2 & 20.3.

Cindy Elliott explained that the application is to revisit a previously approved lot line adjustment/subdivision. The plans for the previously approved application have changed. This application is for the 8.86 Acre lot at the Corner of Rock City Road and NYS route 295 to be merged with Lot Tax ID #47.0-01-20.2, rather than as originally approved to be merged with Lot Tax ID #47.0-01-29.

- a) Review Planning Board member comments on the site plan.
Evan Young asked and Cindy Elliott confirmed that Tom Mackerer has power of attorney for the Dorothy Mackerer estate.
- b) Determine if Major or Minor
Cindy Meyers moved that the application be determined to be an amended application for previously approved minor subdivision. Jonathon Catlett seconded the motion. All present members were in favor, the motion carried.
- c) Schedule site visit if required.
- d) Determine SEQRA/EAF Type, Declare Lead Agency.

Angus Eaton moved that the application be considered and unlisted action and that the Board be declared lead agency under the State Environmental Quality Review Act. Cindy Meyers seconded the motion. All present members were in favor, the motion carried.

e) Schedule Hearing.

Angus Eaton moved that a hearing on the application be scheduled for August 11, 2020 provided that a revised site plan be submitted at least 10 days prior to August 11 that:

- i. Is titled as super-ceding the previous approval, and
- ii. Includes a note that the parcel conveyed is not to be considered a separate parcel.

f) Board review and discussion including other Agency Coordination

Angus Eaton stated that he believed that the County would have to be consulted on this application. Tal Rappleyea indicated that, due the timing of the County Planning meeting, they are not likely to act on this prior to the hearing. The Board still determined to move forward with the hearing, with the understanding that the application can be approved on the provision that the county planning office did not have concerns with the project.

Old Business: None

Other Business: None

Zoning Board of Appeals: None

Adjournment

The meeting was adjourned (no time noted)