

Town of Chatham  
Meeting Minutes August 13, 2019

Planning Board  
Draft Copy

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Members Present:

Public Present:

Gabriella Sperry, Chairperson  
Evan Young  
Frank Haimbach  
John Catlett  
Cindy Meyers  
Angus Eaton  
Sue Tanner

Frederick Haley, Peter Hursa

The August 13, 2019 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry and the Pledge of Allegiance was recited. Chairperson Sperry began with the Approval of the minutes of the July 9, 2019 meeting, motion to approve the minutes as amended was made by Mr. Young, seconded by Ms. Tanner, all in favor, motion carried.

**Communications:**

none

**New Business:**

**David Forer**

**Minor Subdivision**

**247 Ford Rd.**

Frederick Haley, the Land Surveyor representing the Applicant presents the maps to the Board explaining the reason for the subdivision is for sale of the property. Chairperson Sperry asks about the property being in both the RL1 and RL2 Zones. Mr. Haley states it is and draws the lines on the map. Mr. Haimbach asks about the width of the farm road, Mr. Haley states that is the requirement for a road. Mr. Eaton explains the steps the Board needs to take due to the County Maps indicating wetlands, Mr. Haley states they are not disturbing anything. Chairperson Sperry asks about the easement restrictions provided in the application, Mr. Haley states it is for a right-of-way to ride horses only. Chairperson Sperry states the easement needs to go to John Lyons to review. Mr. Young goes through the Code of the Town for the requirements of a Subdivision, adding there is a pool on the property and at least two other barn type of buildings, and 10ft or 20ft contours should be on the maps as well. Chairperson Sperry states the Board needs to do a site visit as well.

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

Motion to declare the Planning Board as Lead Agency is made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

Ms. Meyers adds there is an apartment in the barn which should also be noted on the maps. Mr. Haley states the iron rods will also be indicated on the final maps.

Motion to declare the application complete and schedule the Public Hearing for September 10, 2019 contingent on the above added to the maps is made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

Chairperson Sperry states they will also require another \$500 for escrow due to the maintenance agreement needing review.

**Jocham**  
**Minor Subdivision**  
**1417 Albany Tpke.**

Pete Jocham, the property owner states they are splitting the 20acre property into two 10acre parcels because they are selling the house and the buyers don't want all 20acres. Chairperson Sperry states this is a two-lot Minor Subdivision per comments from Nan Stolzenburg. Mr. Eaton adds the sketch plan provided is enough to start the process, an actual survey will be needed. Chairperson Sperry suggest the Applicant check with Joe Rickert about the driveway on the vacant parcel. Mr. Haimbach adds a building envelope should also be provided on the survey maps. Mr. Eaton states 10ft contours will also be needed, Mr. Young suggest the Applicant read through Section 170-21 & 22 of the Town of Chatham Code for what is required on the survey maps. Chairperson Sperry states the Board will need to do a site visit.

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

Motion to declare the Planning Board as Lead Agency is made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

Mr. Jocham states Peter VanAlstyne is doing the survey, Mr. Young states he will know what is needed and he should note all proposed on-site facilities will be approved by the appropriate agencies.

Meeting Adjourned at 8:18PM

Respectfully submitted,

Erin Reis, clerk

