

Town of Chatham
Meeting Minutes September 10, 2019

Planning Board
Draft Copy

Members Present:

Public Present:

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

Frederick Haley, Peter Hursa
Edmond & Mary Fratianni
Paul Reed, Christa Lordi

The September 10, 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 August 13, 2019 meeting, motion to approve the minutes as written was made by Ms. Tanner, seconded by Mr. Haimbach, all in favor, motion carried.

Communications:

none

Public Hearing:

David Forer

Minor Subdivision

247 Ford Rd.

Chairperson Sperry opens the Public Hearing at 7:02PM.

Chairperson Gabriella Sperry states the Board had asked for additional information, Mr. Haley states he sent an electronic copy as well as the hard copy and reviews the maps with the Board. Ms. Meyers reads aloud the notes received from John Lyons. Mr. Young asks about the monument and lot corner markers, Mr. Haley indicates them on the maps. Public Member Mary Fratianni asks what is happening, Mr. Haley explains the maps. Mr. Eaton states the RL zones shown on the map need to be reversed.

Mr. Eaton reads through SEQRA, adding the proposed action does not result in adverse impacts and recommends a Negative Declaration.

Motion to declare a Negative Declaration is made by Ms. Meyers, seconded by Ms. Tanner, all in favor, motion carried.

Ms. Tanner adds this application is in accordance with the Towns Comprehensive Plan.

Motion to approve the Application for a Minor Subdivision contingent on the note added to the maps stating the building restriction on Lot #1 is made by Mr. Eaton, seconded by Ms. Tanner, all in favor, motion carried.

Old Business:

Jocham

Minor Subdivision

1417 Albany Tpke.

Pete Hursa, the property owner states that they got the curb cut approved by the Town and have provided the letter. Mr. Eaton notes there are wetlands on the property but they are not near the building envelope.

Motion to declare a Negative Declaration is made by Ms. Meyers, seconded by Mr. Haimbach, all in favor, motion carried.

Motion to declare the application complete and schedule the Public Hearing for October 8, 2019 is made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

Mr. VanAlstyne, the land surveyor states this is a 20.2 acre parcel getting split in two almost even parcels, the wetlands and monumentations are shown, it is an RL1 zone so there can be no further subdivision and the well and septic are indicated on the maps. Mr. Haimbach asks about the building envelope, Mr. VanAlstyne shows it on the map. Mr. Haimbach states the building envelope encompasses the wetlands, Mr. VanAlstyne states you can't build there but he will change it. Mr. Young asks if it was previously subdivided and Mr. VanAlstyne states it has not.

New Business:

CeterLine Communications

Site Plan

Cady Rd.

Paul Reed states this is a very small project in that they are just replacing some antennae's. Mr. Young asks if there are any buildings within 200ft, Mr. Reed states he is not sure and adds that Town's can review these applications but they have to be approved and AT&T is taking 9 antennae's down and replacing only 6 of them. Chairperson Sperry states the Board just needs to review the application, Mr. Reed adds that nothing on the tower is changing. Chairperson Sperry states the Board will waive the site visit, Mr. Eaton adds he is good with the EAF form and they are compelled to declare a negative declaration. Chairperson Sperry suggests they waive the Public Hearing.

Motion to approve the Application for Site Plan and waive the Public Hearing is made by Mr. Haimbach, seconded by Ms. Tanner, all in favor, motion carried.

Zoning Board Applications:

Motion made by Mr. Eaton, seconded by Ms. Meyers that the Planning Board is unable to constructively comment on the two projects due to a lack of information and not having interviewed the applicant, all in favor, motion carried.

Meeting Adjourned at 8:15PM

Respectfully submitted,

Erin Reis, clerk