

**TOWN OF CHATHAM, ZONING IMPLEMENTATION COMMITTEE
MINUTES OF THE APRIL 14, 2013 MEETING***

The meeting was called to order at 6:30 pm. Present were: Jean Rhode, Donna Staron, Don Hegeman, Mitch Khosrova, Aven Kerr, and Tal Rapplelea.

On a motion by Mitch Khosrova, seconded by Donna Staron the minutes of February 20, 2013 and April 3, 2013 meetings were approved. Jean Rhode was unanimously appointed temporary chair of the meeting.

The Committee resumed its review of the Chatham Agricultural Protection Plan and the Forestry component therein. A lengthy discussion followed regarding the definitions of Forestry and Timbering, in which zones these uses might be allowed whether as 'of right' or by special permit and the minimum lot sizes upon which the uses could be achieved. The committee also discussed the Forest Management and Forest EQUIP real property tax deferral programs (Real Property Tax Law 480 and 480-a) and the impact they may have on this issue. Donna Staron stated that she would obtain information relating to these issues and report at the next meeting. It was agreed that the discussion would be tabled pending such information.

The Committee next reviewed the RL-3 use list in detail. In particular, the minimum lot size for Commercial Horse Facilities (CHF) was examined. Mitch Khosrova and Jean Rhode were uncomfortable with allowing CHF on less than 10 acres (at the May 16, 2012 meeting the ZIC agreed that CHF under 10 acres in a RL-3 zone were permitted with a special use permit and over 10 acres were an of right permitted use). A motion to require all CHF to obtain a special use permit failed to receive the necessary votes to pass and the committee agreed to revisit the issue at the next meeting.

The uses of Nursing Homes and Convalescence Homes* was next reviewed. The ZIC agreed to table to this review and any discussion of approval standards pending the review of the definitional section.¹

The Committee then reviewed Bed and Breakfasts and agreed to add that use in both the RL-2 and RL-3 zones as a special use.

The ZIC then reviewed the CAPP recommendations with respect to Section 180-17 Site Plan Review and in particular with exempting horse boarding, riding academies and similar uses from the applicability portion of the section. The ZIC disagreed with this recommendation and recognized the inconsistency with promoting ag uses and this position, but believes that the impacts associated with such uses cannot be reconciled.

The also agreed to resume conversation at the next meeting, with a discussion of the definition of Farm Operations and Agricultural Uses and §180-47 regarding farming/horse buildings.

On a motion by Donna Staron, seconded by Aven Kerr, the meeting was adjourned at 8:30 pm.

The next meeting is scheduled for May 1, 2013 at 6:30 pm at the Chatham Town Hall.

¹ The Committee agreed to utilize asterisks [*] as an indicator in the minutes that it would return to the noted issue at the time that the performance standards section is written for inclusion therein.